

3 & 4 LLANFOYST ST RANDWICK



NatHERS Thermal Comfort Inclusions

Glazing Doors/Windows

Group B – sliding doors to east facing living room balconies:
U-value: 3.22 (equal to or lower than) SHGC: 0.44 (±10%)
All other glazed windows and doors:
Group A – awning
U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
Group B – sliding doors/windows
U-value: 4.30(equal to or lower than) SHGC: 0.53 (±10%)

Upgrade to units G3 and 32:

Group A – awning
U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
Group B – sliding doors/windows throughout
U-value: 3.22 (equal to or lower than) SHGC: 0.44 (±10%)
Group B – fixed glazing
U-value: 4.30(equal to or lower than) SHGC: 0.53 (±10%)

Given values are AFRC total window system values (glass and frame)
Note: BASIX Thermal Comfort Protocol Table 3 SHGC value of the unit should be within +/-10% of the value specified for the default window selection on the certificate.

Roof and ceiling

Concrete roof, no insulation above slab
Units G1, G2, 22 & 31 - Plasterboard ceiling with R1.0 insulation (insulation only value) to soffit of concrete where roof or balcony is above.
Unit G3 and 32 - Plasterboard ceiling with R2.0 insulation (insulation only value) where roof or balcony is above.
All other units - Plasterboard ceiling, no insulation where neighbouring units are above.

External Colour
Medium (0.475 < SA < 0.7)

Ceiling Penetrations

Sealed LED downlights at a maximum of one fitting per 5m2, modelled as ceiling penetration 100mm diameter with 50mm clearance. Once lighting plan has been developed NatHERS certificate can be updated to improve specification.
Sealed externally ducted exhaust fans, modelled as ceiling penetration 250mm diameter with 50mm clearance.

Ceiling Fans

Units G2: 1200mm ceiling fan to living room

External Wall

Lightweight cladding (35mm concrete panels) on framed walls with R2.5 insulation (insulation only value)
External Colour
Medium (0.475 < SA < 0.7)

Inter-tenancy walls

35mm concrete panel (AlphaPanel internal wall) with minimum 40mm air gap and 13mm plasterboard on both sides between units, no insulation required.
35mm concrete panel (AlphaPanel internal wall) with minimum 40mm air gap and 13mm plasterboard internally between units and risers, no insulation required.

Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required.

Walls within dwellings

Plasterboard on studs – no insulation

Floors

Unit G1 and G2 - Concrete with a minimum R1.0 subfloor insulation (insulation only value) where garage and part open subfloor is below.
Unit G3 - Concrete with a minimum R2.0 subfloor insulation (insulation only value) where garage is below.
All other units - Concrete between levels, no insulation required.

Floor coverings

Tiles to bathrooms and laundry and timber everywhere.

External Shading

Shading as per stamped documentation
Screens modelled as 60% shading

Floors

Unit G1, G and G2 - Concrete with a minimum R1.0 subfloor insulation (insulation only value) where garage and part open subfloor is below.
All other units - Concrete between levels, no insulation required.

Floor coverings

Tiles to bathrooms and laundry and timber everywhere.

External Shading

Shading as per stamped documentation
Screens to North and south façade of units 31 & 32 modelled as 60% shading.

BASIX – Water & Energy

Central rainwater storage

Tank size: 9,000 L
Collecting from 285 m² roof area
Connected to outdoor tap for irrigation of common area and private landscaping.

Fire sprinkler test water

No BASIX restriction

Hot water system

Individual electric instantaneous

Alternative Energy

Photovoltaic system minimum 12 kW peak

DRAWING LIST

DRAWING NUMBER	DRAWING NAME	REVISION
DA 1001	COVER SHEET	P
DA 1003	SITE ANALYSIS	P
DA 1004	SITE AND ROOF PLAN	P
DA 1100	BASEMENT 2	P
DA 1101	BASEMENT 1	P
DA 1102	GROUND LEVEL	P
DA 1103	FIRST LEVEL	P
DA 1104	SECOND LEVEL	P
DA 1105	THIRD LEVEL	P
DA 2001	ELEVATION SHEET 1	P
DA 2002	ELEVATION SHEET 2	P
DA 2003	ELEVATION SHEET 3	P
DA 2004	ELEVATION SHEET 4	P
DA 3001	CROSS SECTION	P
DA 3002	LONGITUDINAL SECTION	P
DA 6001	SOLAR_VIEW FROM THE SUN	P
DA 6002	SOLAR_VIEW FROM THE SUN	P
DA 6003	SOLAR_VIEW FROM THE SUN	P
DA 6004	SOLAR_VIEW FROM THE SUN	P
DA 6005	SOLAR_VIEW FROM THE SUN - EXISTING	P
DA 6006	SOLAR_VIEW FROM THE SUN - EXISTING	P
DA 6007	SOLAR_VIEW FROM THE SUN - EXISTING	P
DA 6008	SOLAR_VIEW FROM THE SUN - EXISTING	P
DA 6009	SOLAR_VIEW FROM THE SUN - COMPLYING ENVELOPE	P
DA 6010	SOLAR_VIEW FROM THE SUN - COMPLYING ENVELOPE	P
DA 6011	SOLAR_VIEW FROM THE SUN - COMPLYING ENVELOPE	P
DA 6012	SOLAR_VIEW FROM THE SUN - COMPLYING ENVELOPE	P
DA 6021	SHADOW DIAGRAMS	P
DA 6022	SHADOW DIAGRAMS	P
DA 6201	SHADOW ANALYSIS - NEIGHBOURING BUILDINGS	P
DA 6202	SHADOW ANALYSIS - NEIGHBOURING BUILDINGS	P
DA 7001	CALCULATION	P
DA 7011	SOLAR ACCESS PLANS DETAILS	P
DA 7021	VENTILATION DIAGRAM PLANS	P
DA 7031	FINISHES SCHEDULE	P
DA 7051	ADAPTABLE UNIT LAYOUT	P
DA 9000	CALCULATION GFA	P

Grand total: 37



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
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Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

COVER SHEET

Scale 1 : 50 at A1 Status Drawing no.

DA 1001

Project no 2301 Issue

P

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#HR-ML195T-03 13/02/2024

5.9

Average

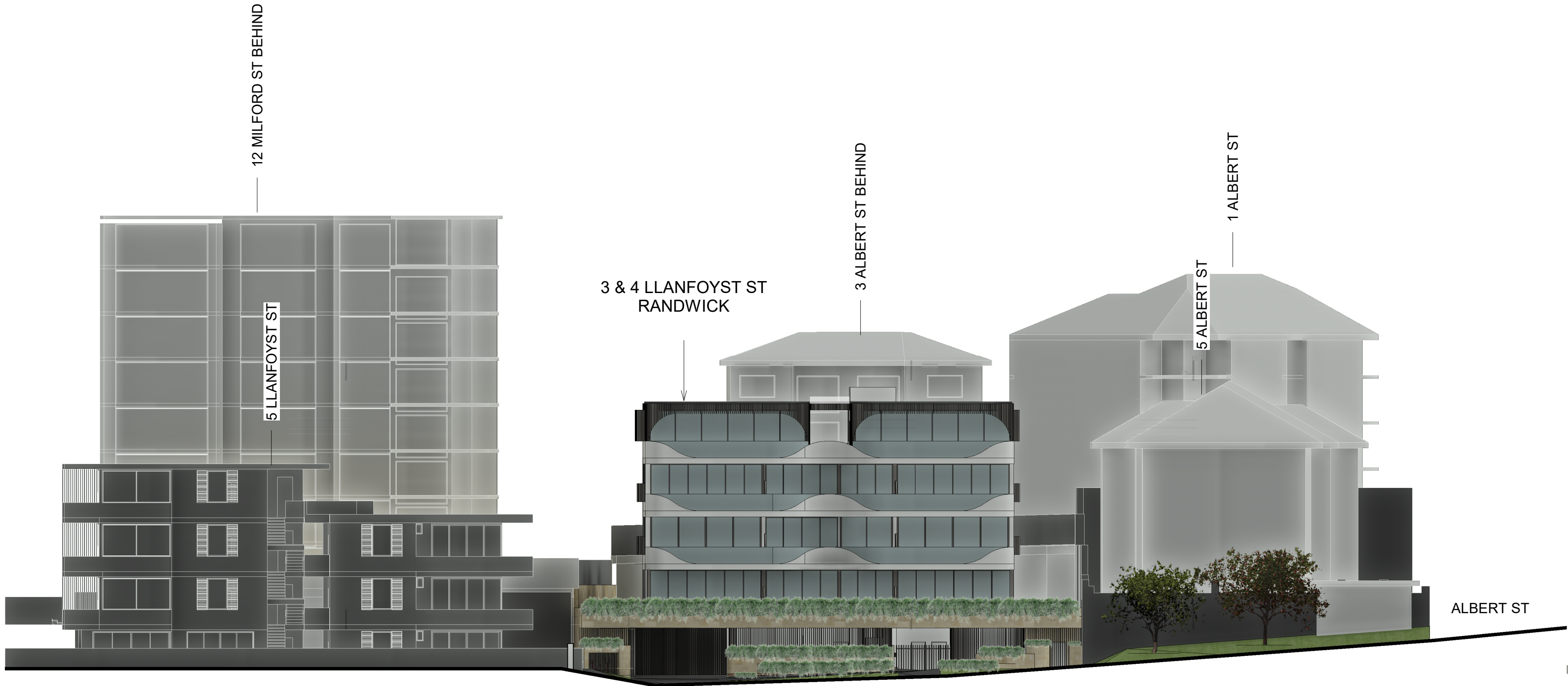
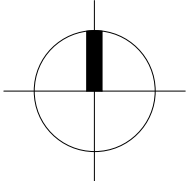
Star rating

NATIONWIDE

HOUSE

www.millars.gov.au

Assessor: Stefanie Simpson
Accreditation No.: HEFA 10035
Address: 3 & 4 Llanfoyst St, Randwick, NSW, 2031
<http://www.hero-software.com.au/pdf/HR-ML195T-03>



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Project

3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

SITE ANALYSIS

Scale

As indicated at A1

Status

Drawing no.

Project no

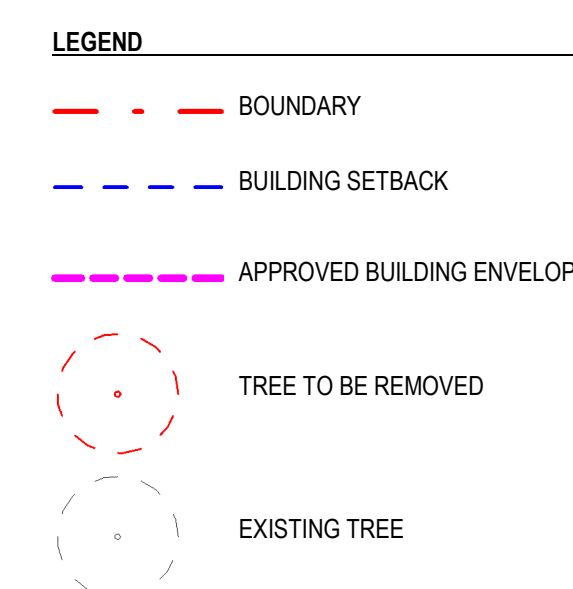
2301

Issue

DA 1003

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Project **3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing

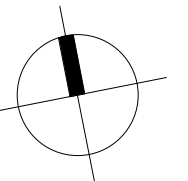
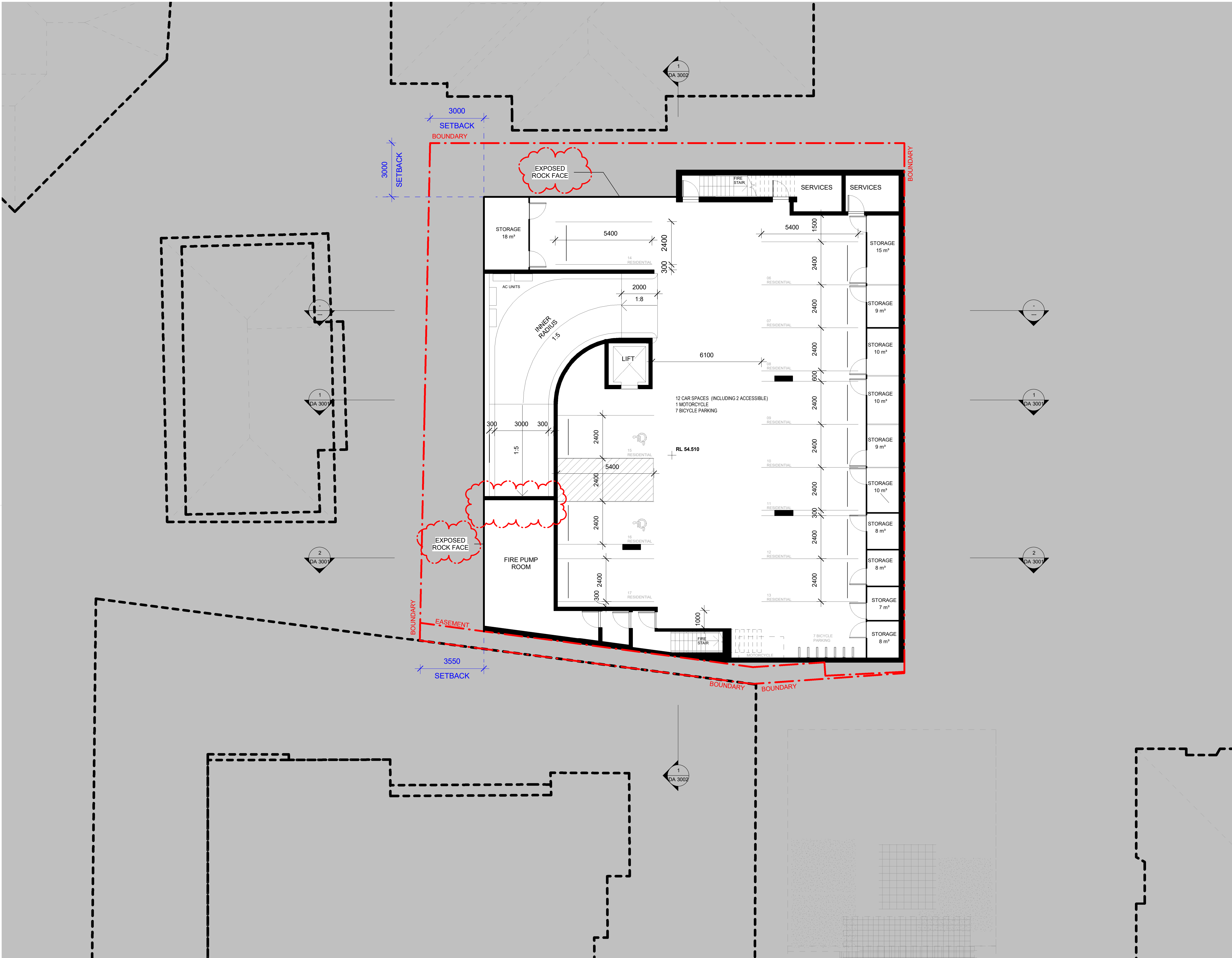
SITE AND ROOF PLAN

Scale	1 : 100 at A1	Status	Drawing no.
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DA 1004

Project no 2301 Issue

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Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

BASEMENT 2

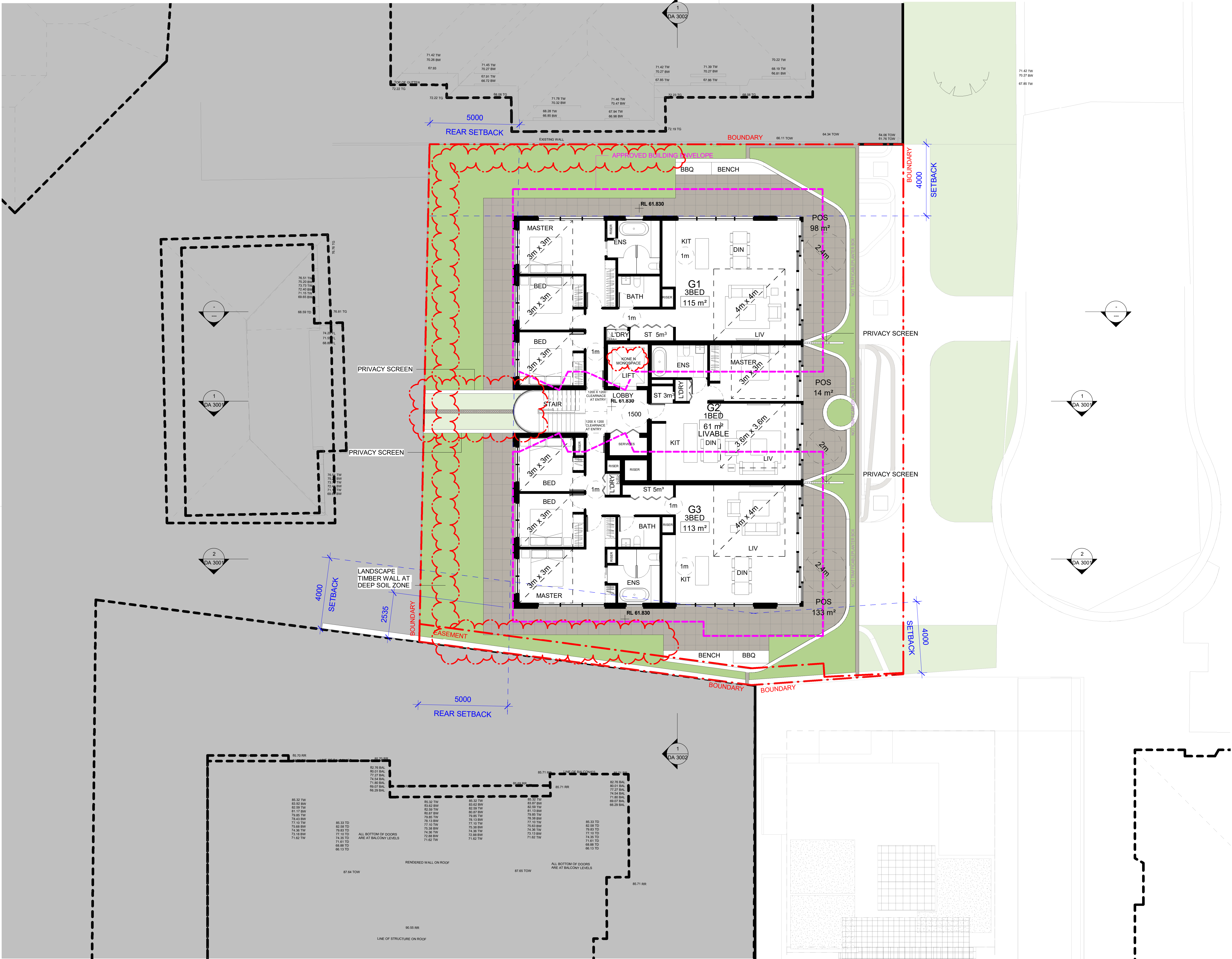
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DA 1100

Project no 2301 Issue

P

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LEGEND

- BOUNDARY
- BUILDING SETBACK
- APPROVED BUILDING ENVELOPE
- TREE TO BE REMOVED
- EXISTING TREE

#HR-ML195T-03 13/02/2024

5.9 Average star rating

Accreditation No. HERA 10035

Address 3 & 4 Llanfoyst St, Randwick, NSW 2031

www.nabors.gov.au

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Project **3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing

GROUND LEVEL

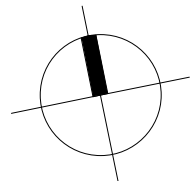
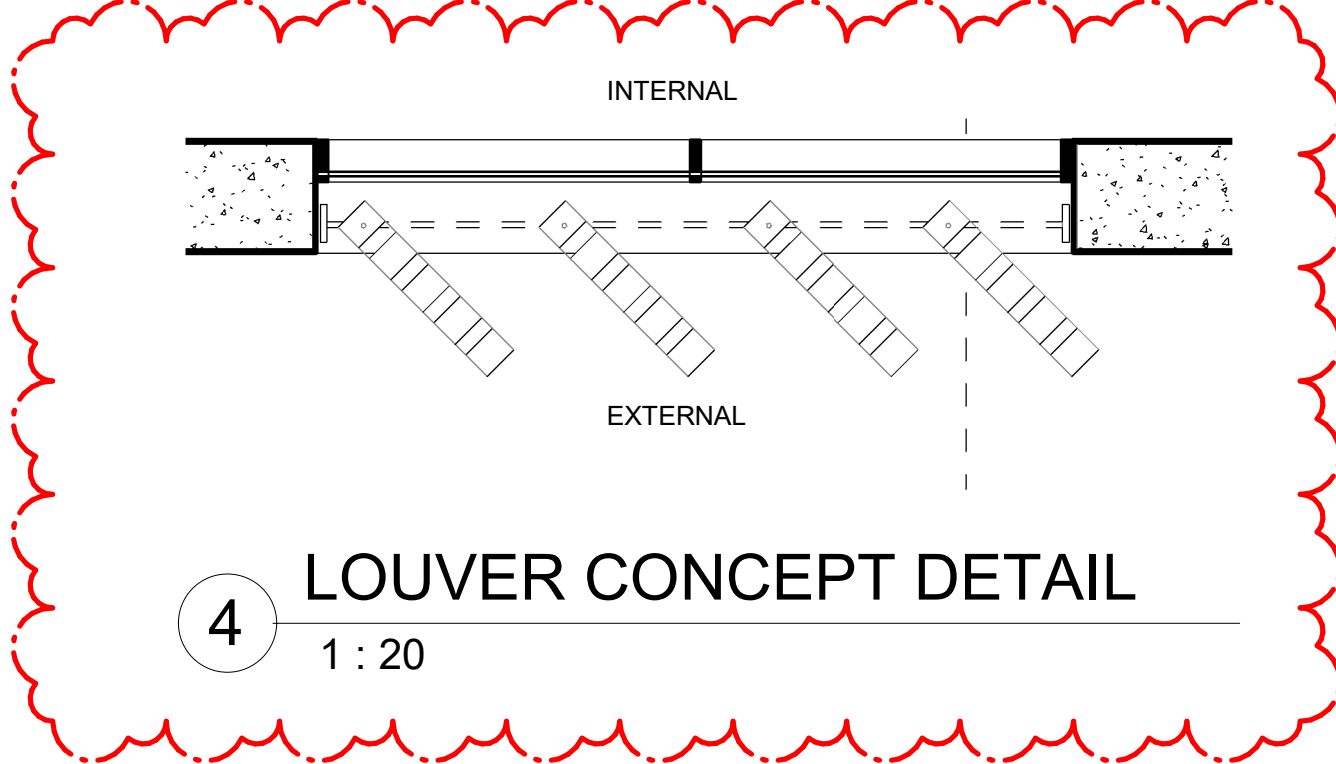
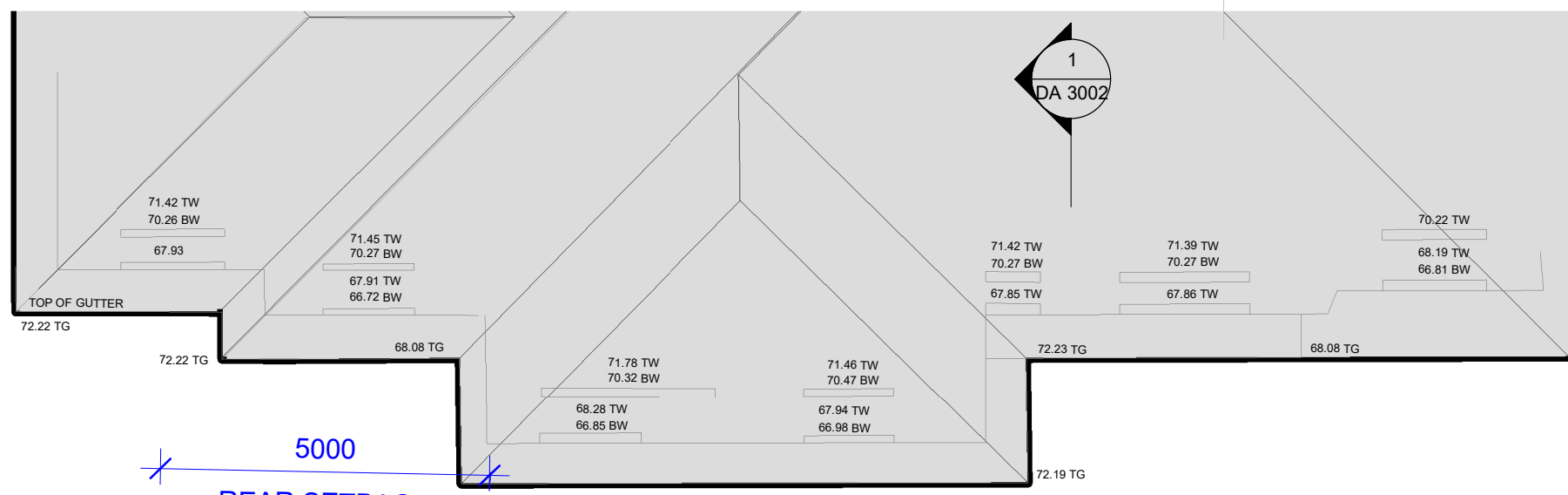
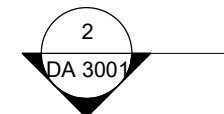
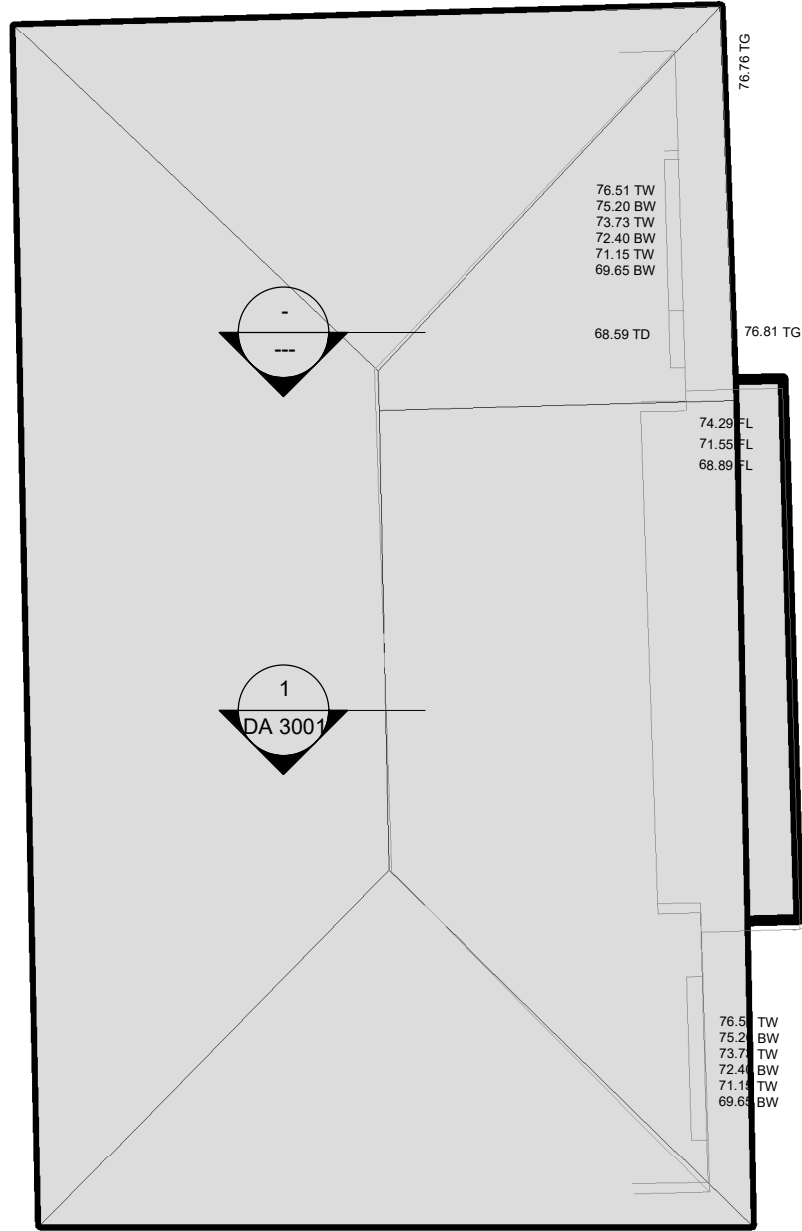
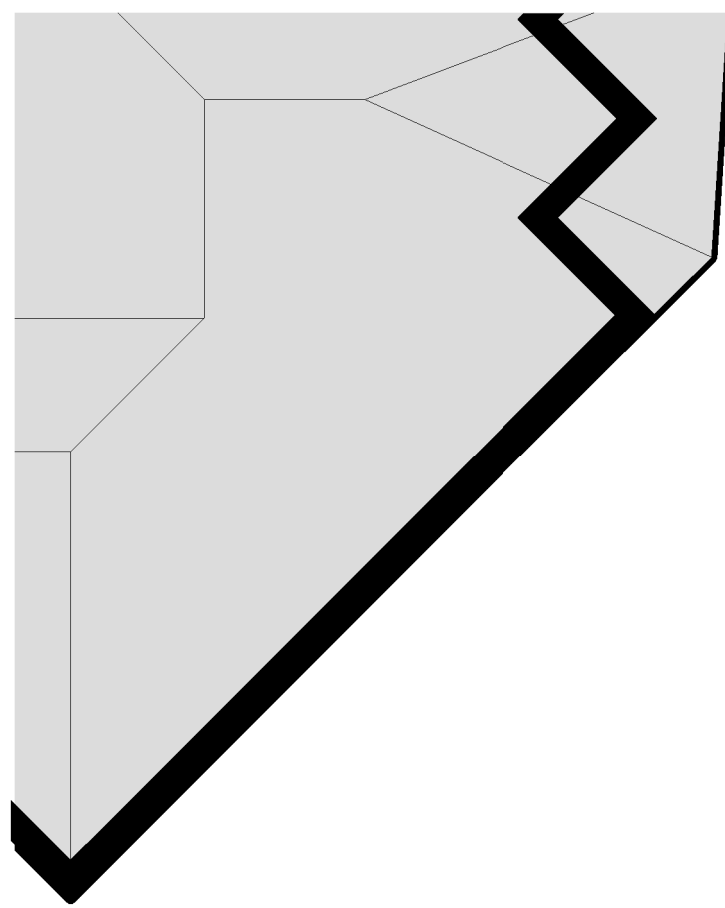
Scale **1 : 100 at A1** Status Drawing no.

DA 1102

Project no **2301** Issue

P

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Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing

FIRST LEVEL

Scale As indicated at A1 Status Drawing no.

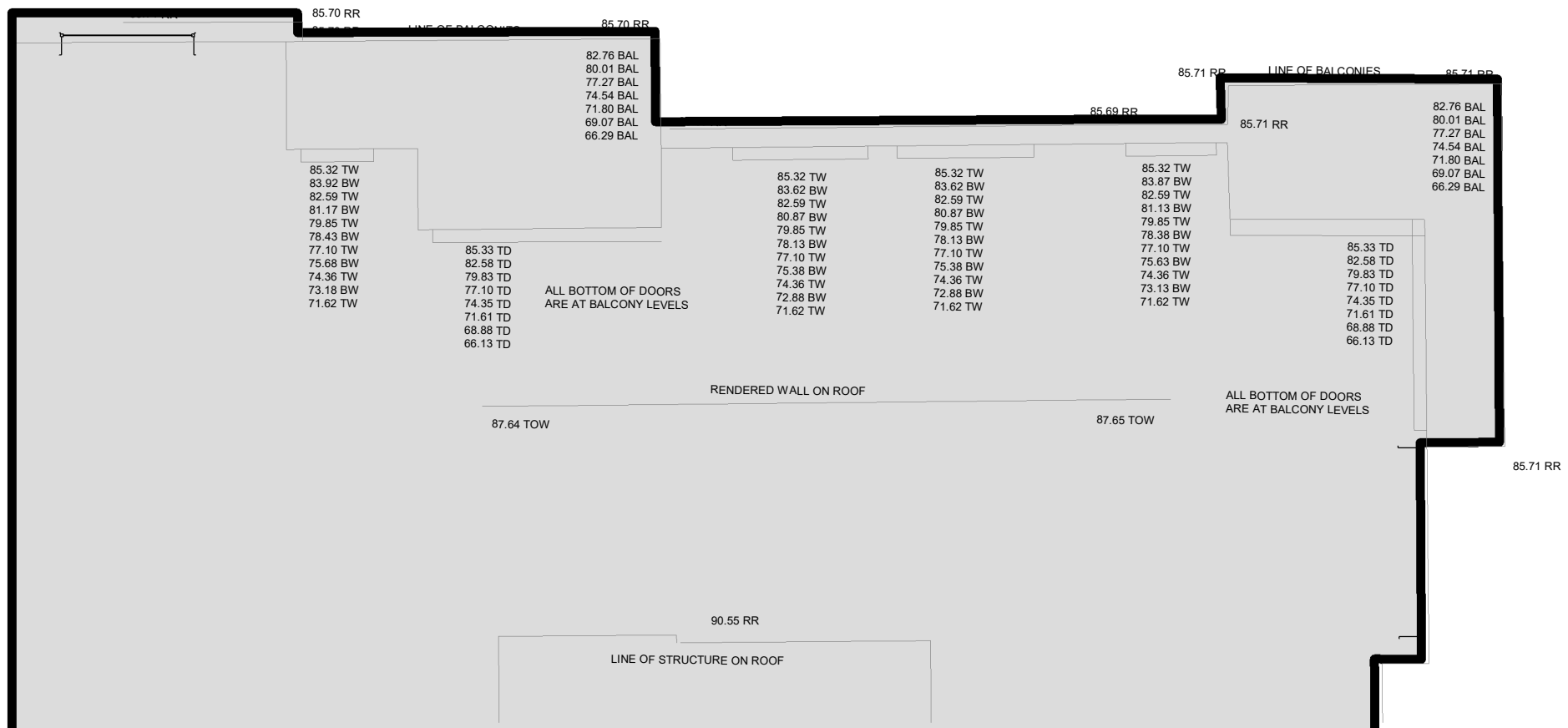
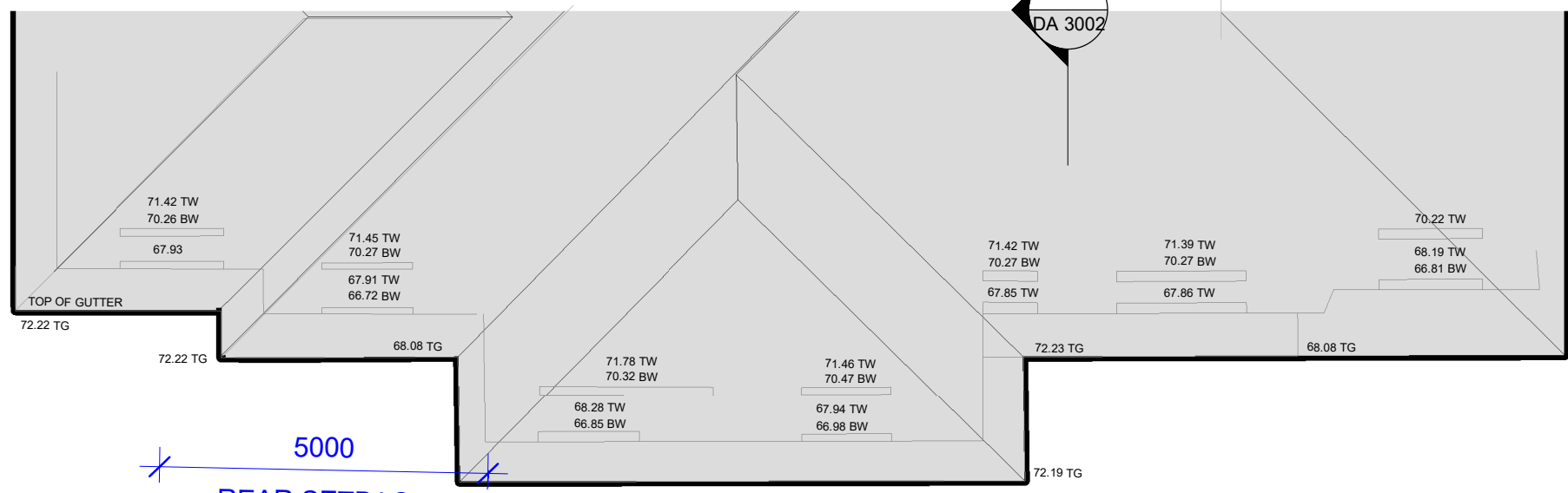
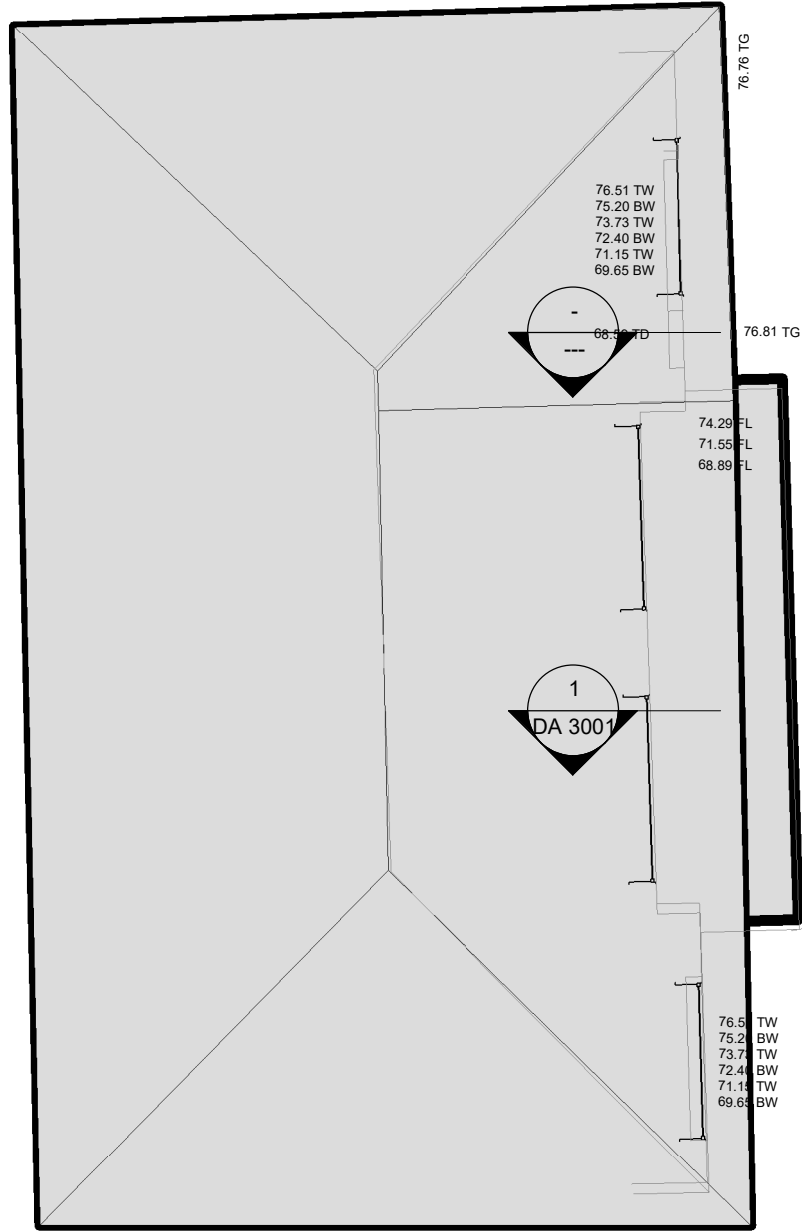
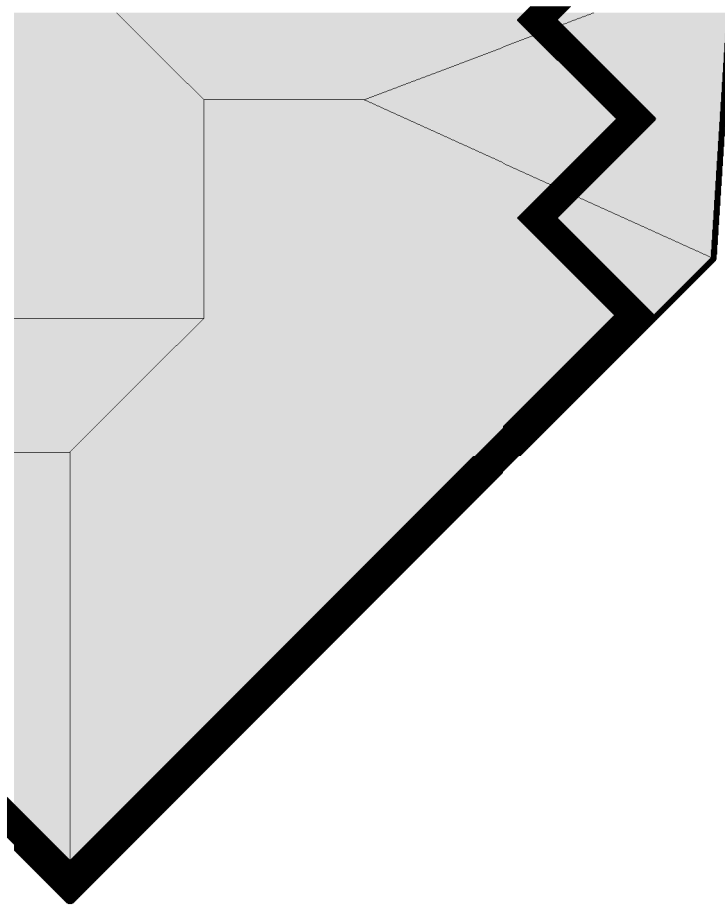
DA 1103

Project no 2301 Issue

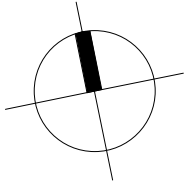
P

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1 003 FIRST LEVEL
1:100



--- BOUNDARY
--- BUILDING SETBACK
--- APPROVED BUILDING ENVELOPE



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Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing

SECOND LEVEL

Scale
1 : 100 at A1 Status
Drawing no.

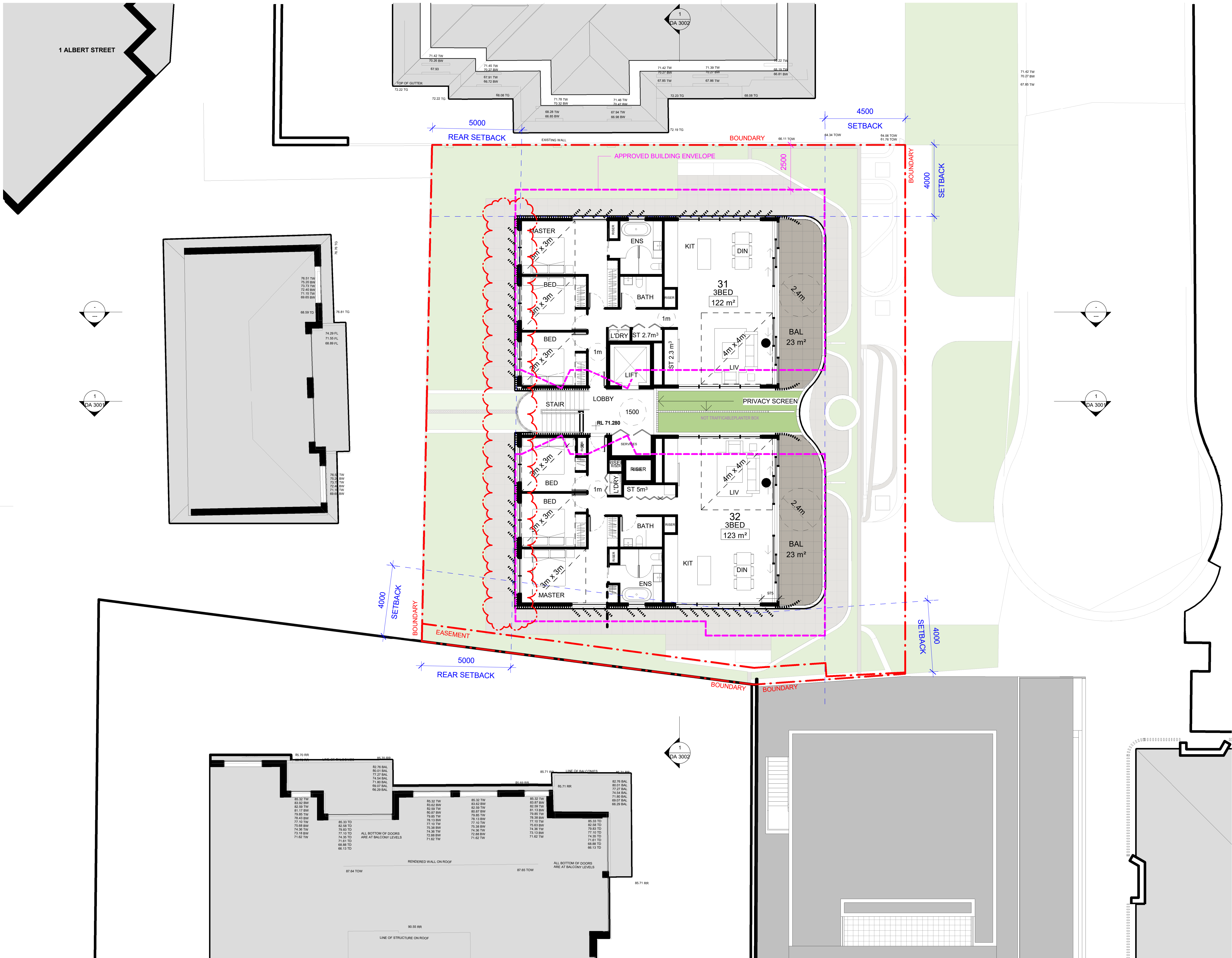
DA 1104

Project no
2301 Issue

P

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004 SECOND LEVEL
1 : 100



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Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing

THIRD LEVEL

Scale
1 : 100 at A1 Status Drawing no.

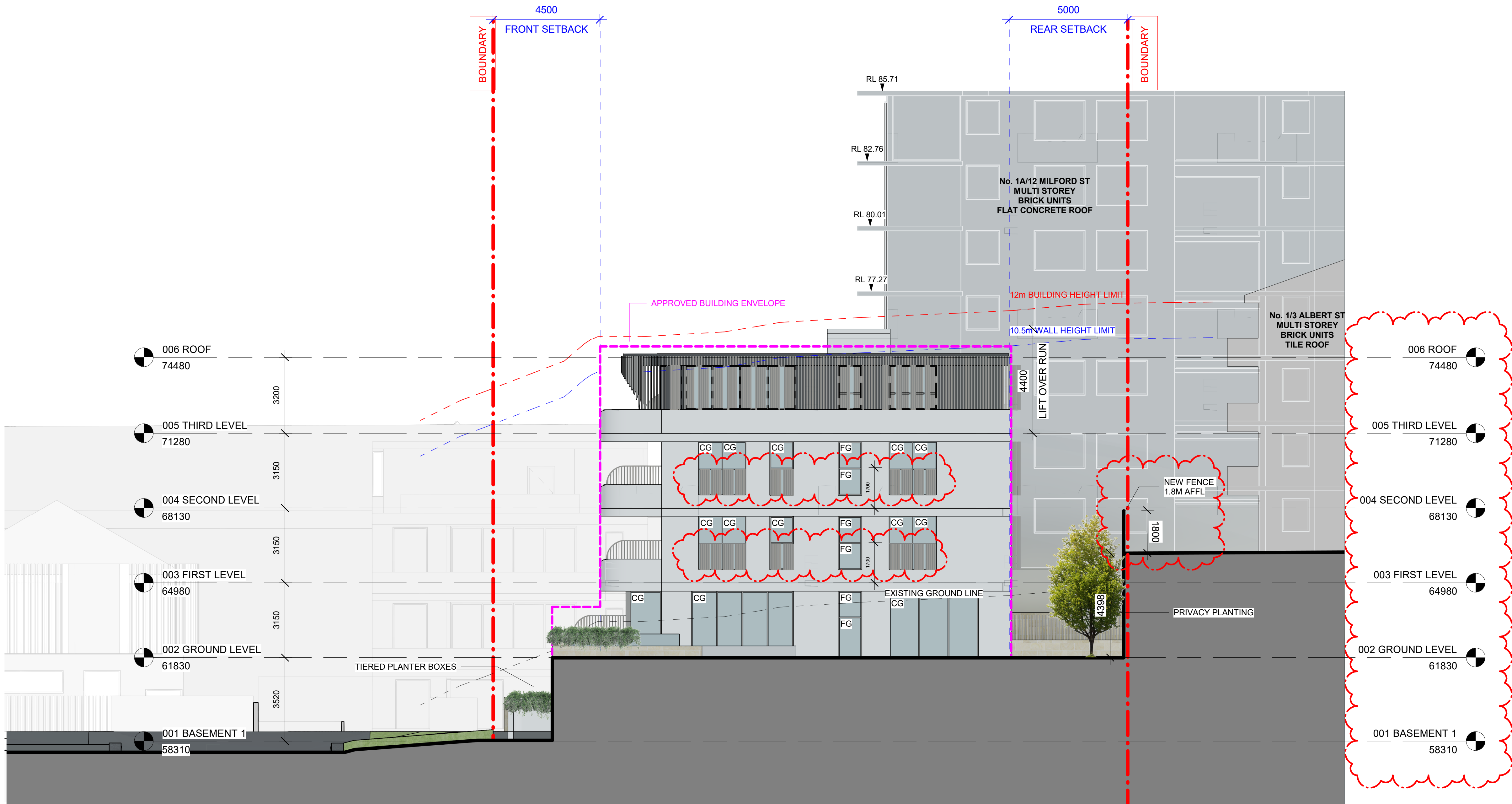
DA 1105

Project no 2301 Issue

P

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LEGEND	
	WINDOWS BEHIND PRIVACY SCREENS SHOWN IN DASHED
FG	FROSTED GLASS
CG	CLEAR GLASS



1 NORTH ELEVATION
1 : 100

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Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

ELEVATION SHEET 1

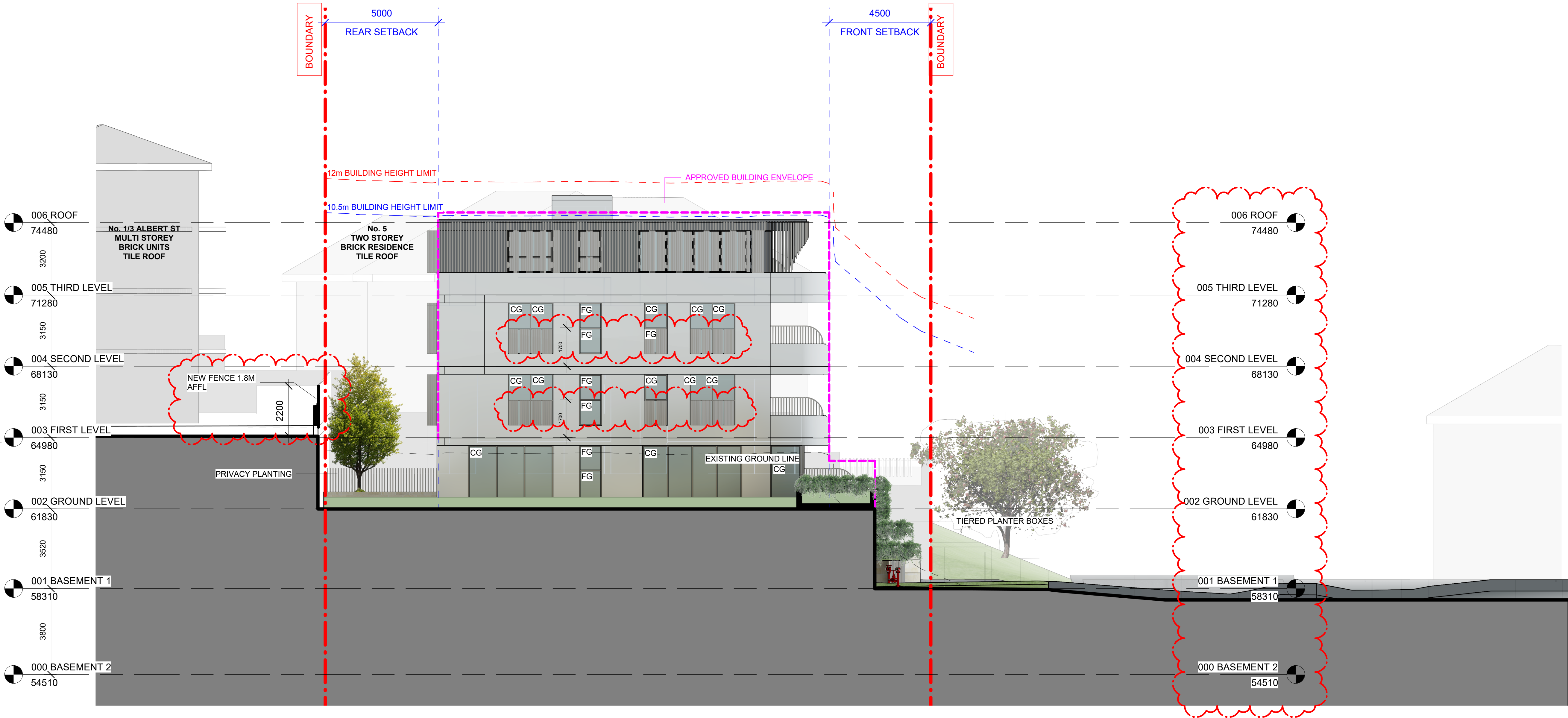
Scale 1 : 100 at A1 Status Drawing no.

DA 2001

Project no 2301 Issue

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LEGEND	
	WINDOWS BEHIND PRIVACY SCREENS SHOWN IN DASHED
FG	FROSTED GLASS
CG	CLEAR GLASS



1 SOUTH ELEVATION
1 : 100

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Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing

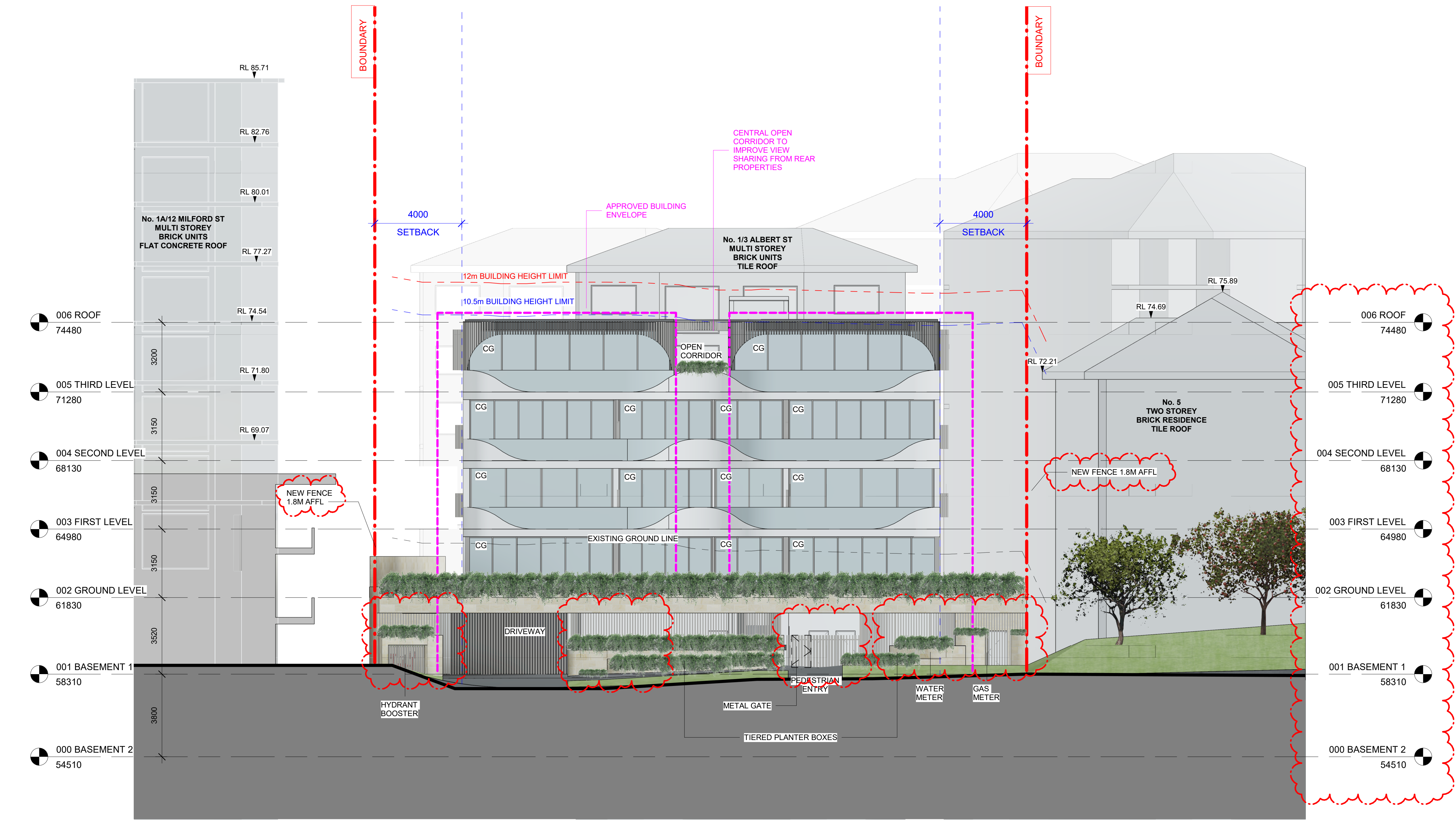
ELEVATION SHEET 2

Scale 1 : 100 at A1 Status Drawing no.

Project no 2301 Issue
DA 2002

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P



1 EAST ELEVATION
1 : 100

LEGEND	
	WINDOWS BEHIND PRIVACY SCREENS SHOWN IN DASHED
FG	FROSTED GLASS
CG	CLEAR GLASS



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Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

ELEVATION SHEET 3

Scale
1 : 100 at A1
Status
Drawing no.

Project no
2301
Issue
DA 2003

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not in a form suitable for use in connection with building work.



1 WEST ELEVATION
1 : 100

LEGEND	
	WINDOWS BEHIND PRIVACY SCREENS SHOWN IN DASHED
FG	FROSTED GLASS
CG	CLEAR GLASS



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
B	S34 CONCILIATION	22/05/2023
C	S34 CONCILIATION	01/06/2023
D	S34 CONCILIATION UPDATES	19/06/2023
E	S34 CONCILIATION UPDATES	07/07/2023
F	S34 CONCILIATION UPDATES	28/07/2023
G	S34 CONCILIATION UPDATES	07/09/2023
H	PRE HEARING	19/10/2023
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J	JOINT CONFERENCE	17/11/2023
M	COURT HEARING	18/01/2024
N	COURT HEARING	25/01/2024
O	COURT HEARING - COORDINATION	30/01/2024
P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

ELEVATION SHEET 4

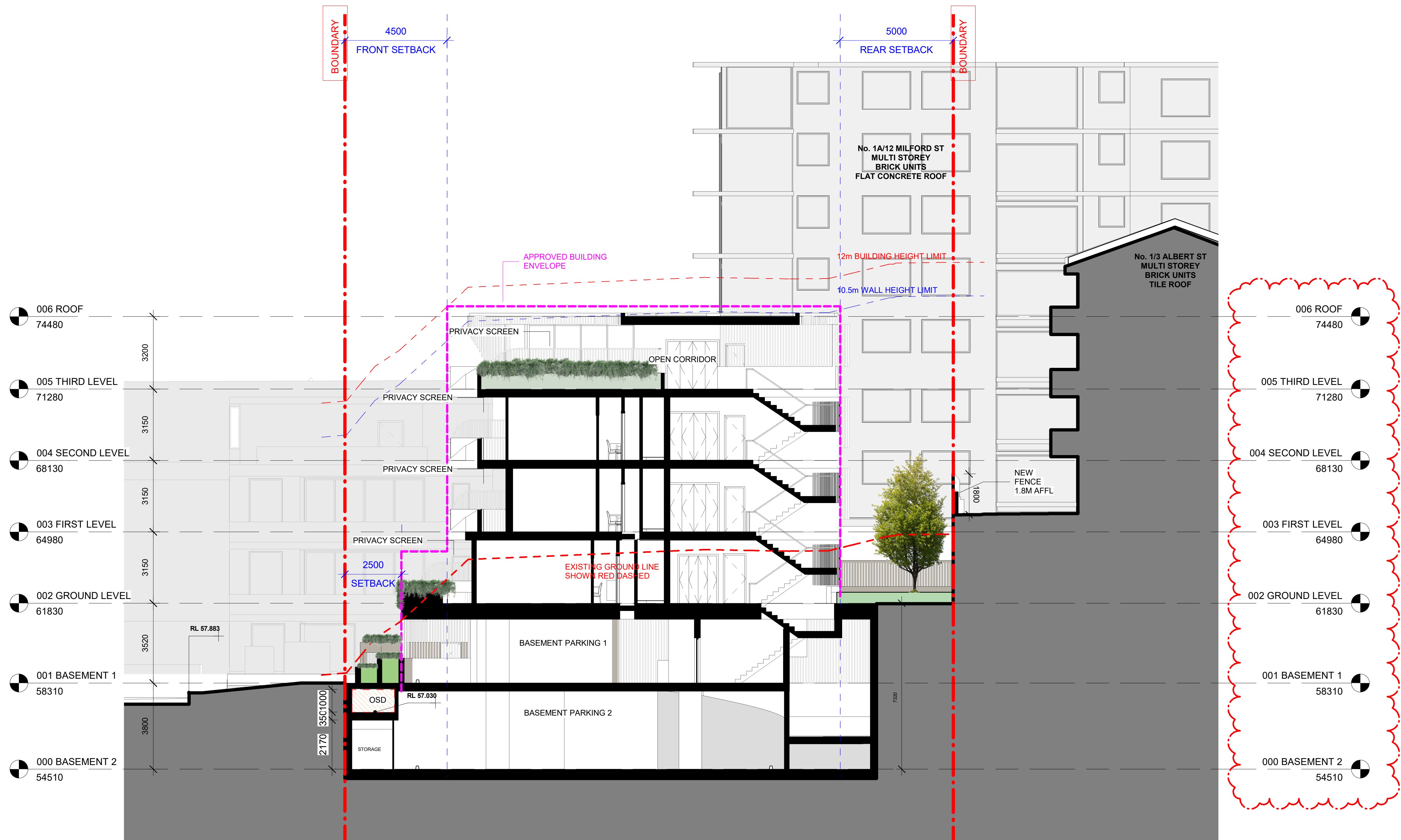
Scale 1 : 100 at A1 Status Drawing no.

Project no 2301 Issue

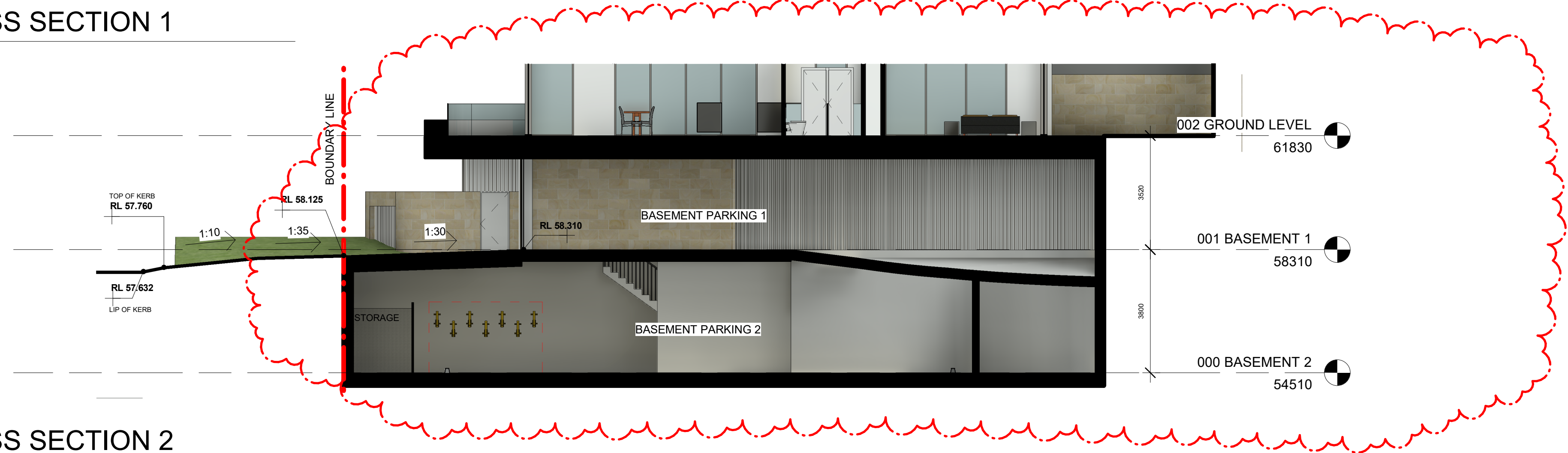
DA 2004

P

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1 CROSS SECTION 1
1 : 100



2 CROSS SECTION 2
1 : 100

O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
B	S34 CONCILIATION	22/05/2023
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O	COURT HEARING - COORDINATION	30/01/2024
P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

CROSS SECTION

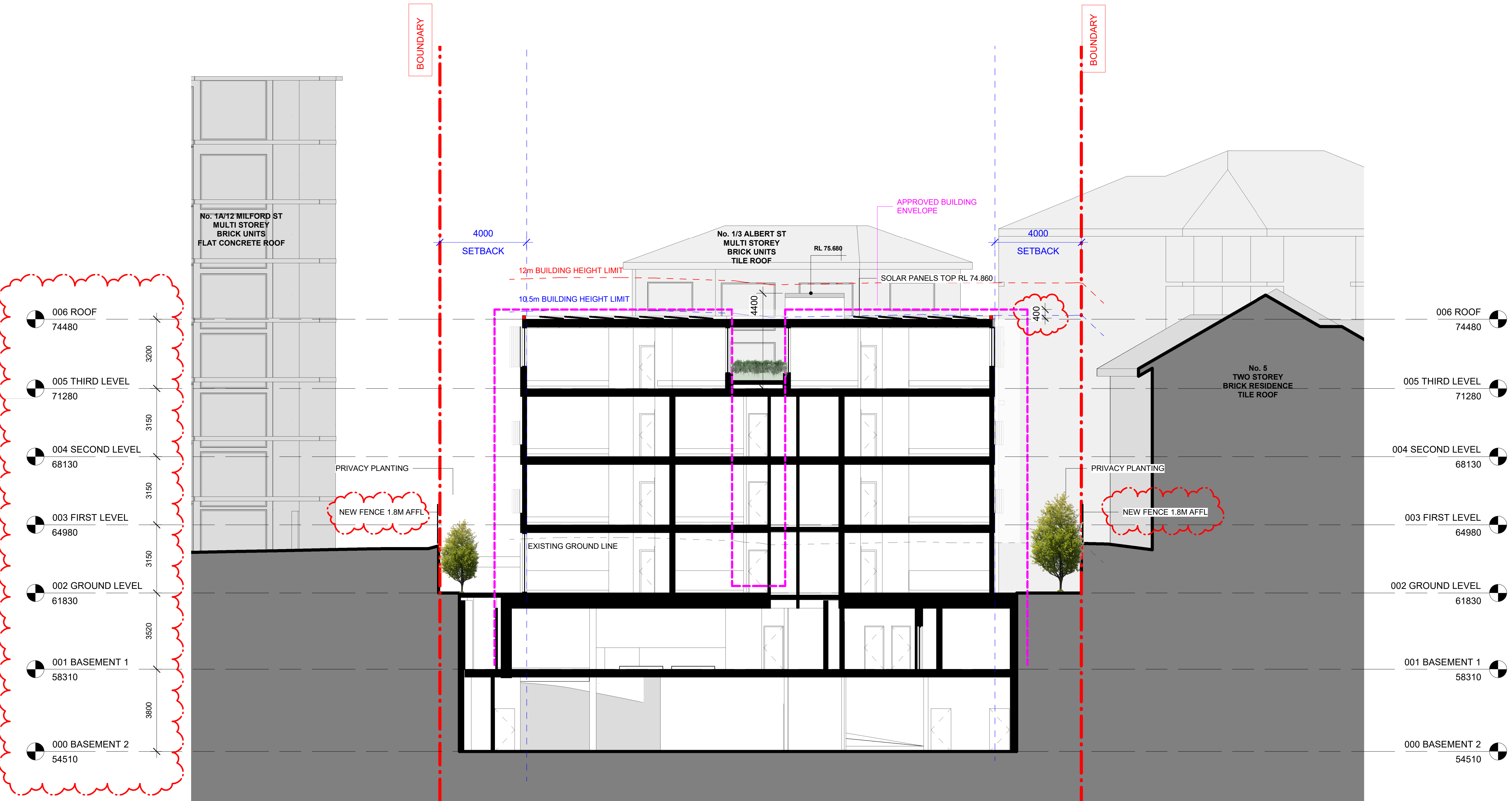
Scale 1 : 100 at A1 Status Drawing no.

DA 3001

Project no 2301 Issue

P

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O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

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N	COURT HEARING	25/01/2024
O	COURT HEARING - COORDINATION	30/01/2024
P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

LONGITUDINAL SECTION

Scale 1 : 100 at A1 Status Drawing no.

DA 3002

Project no 2301 Issue

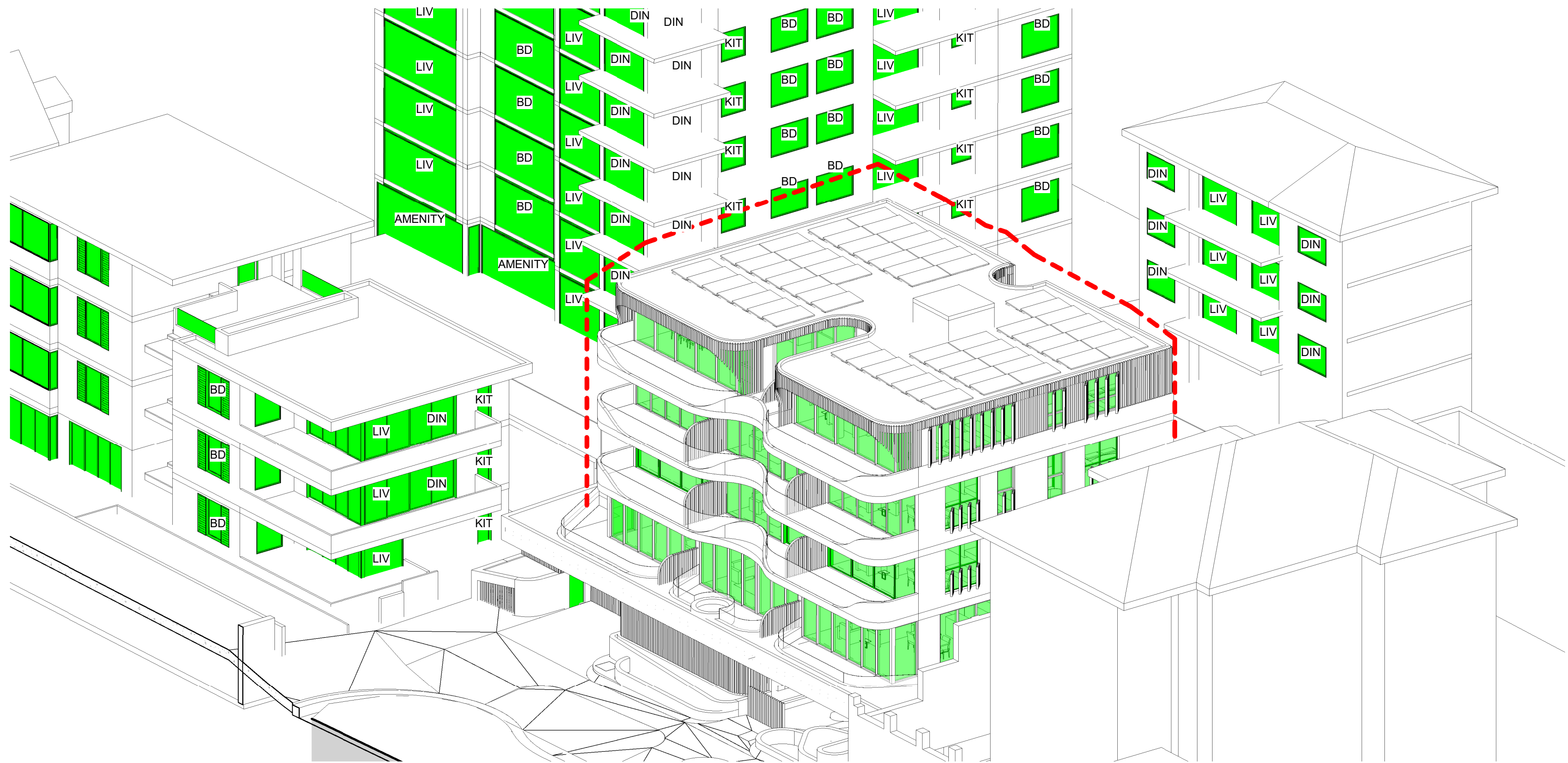
P

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not in a form suitable for use in connection with building work.

1 LONGITUDINAL SECTION 1
1 : 100



1 SOLAR ACCESS_VIEW FROM THE SUN 9am



2 SOLAR ACCESS_VIEW FROM THE SUN 10am

- LEGEND
- OUTLINE OF COMPLIANT ENVELOPE
 - BD BEDROOMS WINDOW
 - LIV LIVING ROOMS WINDOW
 - DIN DINING ROOMS WINDOW
 - KIT KITCHENS WINDOW
 - BR BATH ROOM WINDOW



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11654

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N	COURT HEARING	25/01/2024
O	COURT HEARING - COORDINATION	30/01/2024
P	COURT HEARING - COORDINATION	09/02/2024

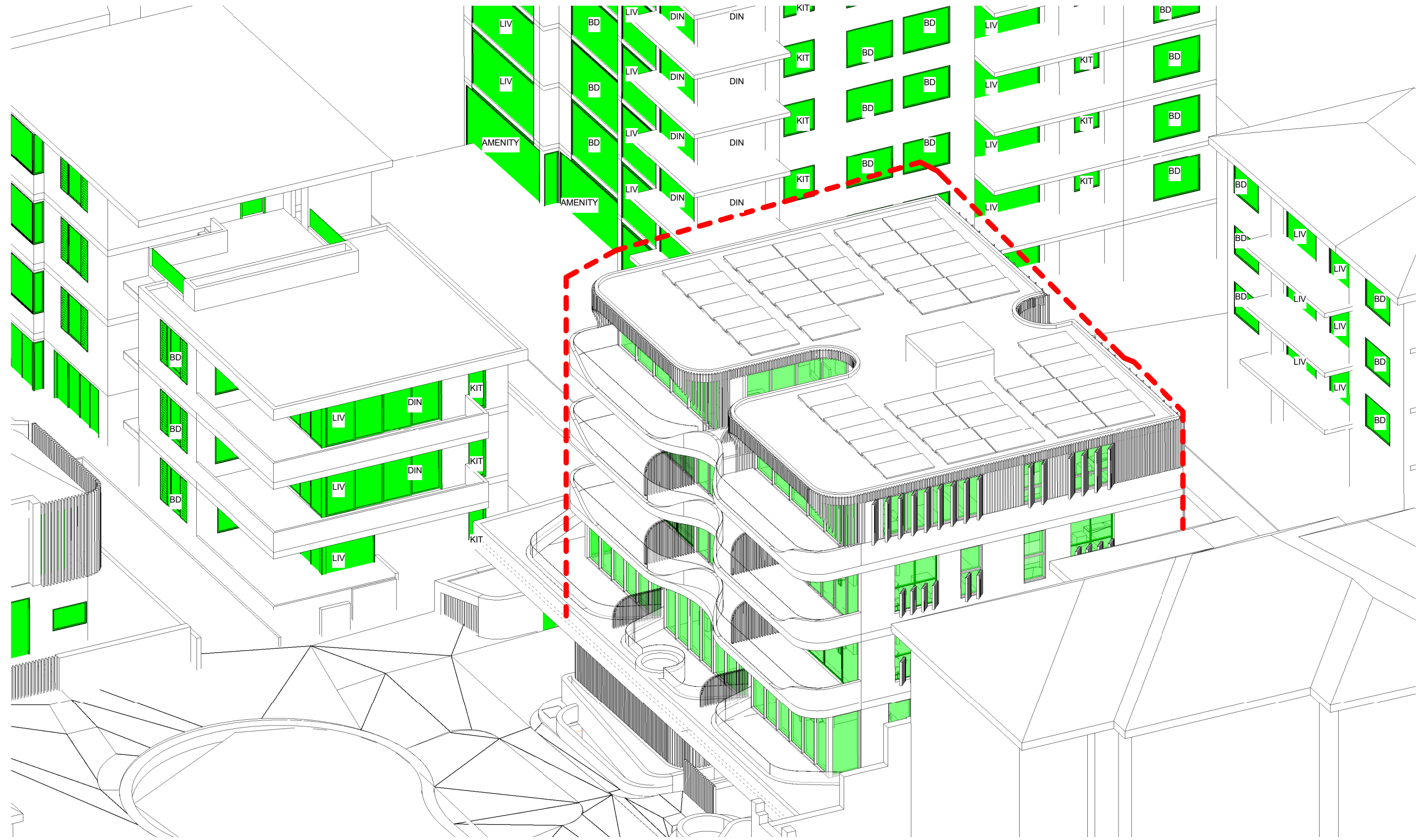
Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing
SOLAR_VIEW FROM THE SUN

Scale
1 : 100 at A1 Status Drawing no.

Project no
2301 Issue
DA 6001

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not in a form suitable for use in connection with building work.

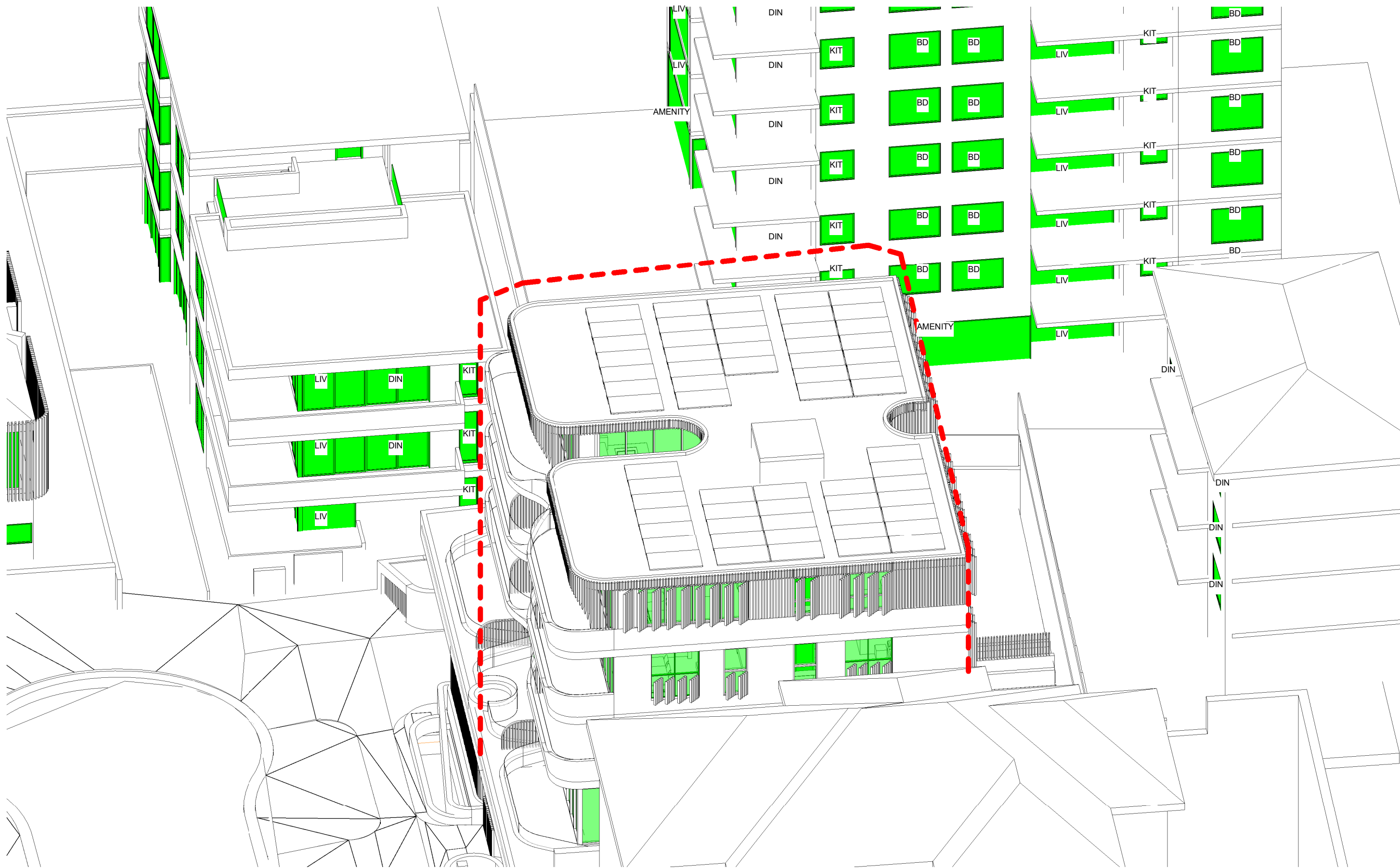


LEGEND

- OUTLINE OF COMPLIANT ENVELOPE
- BD BEDROOMS WINDOW
- LIV LIVING ROOMS WINDOW
- DN DINING ROOMS WINDOW
- KIT KITCHENS WINDOW
- BR BATH ROOM WINDOW



1 SOLAR ACCESS_VIEW FROM THE SUN 11am



2 SOLAR ACCESS_VIEW FROM THE SUN 12pm

O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
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P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

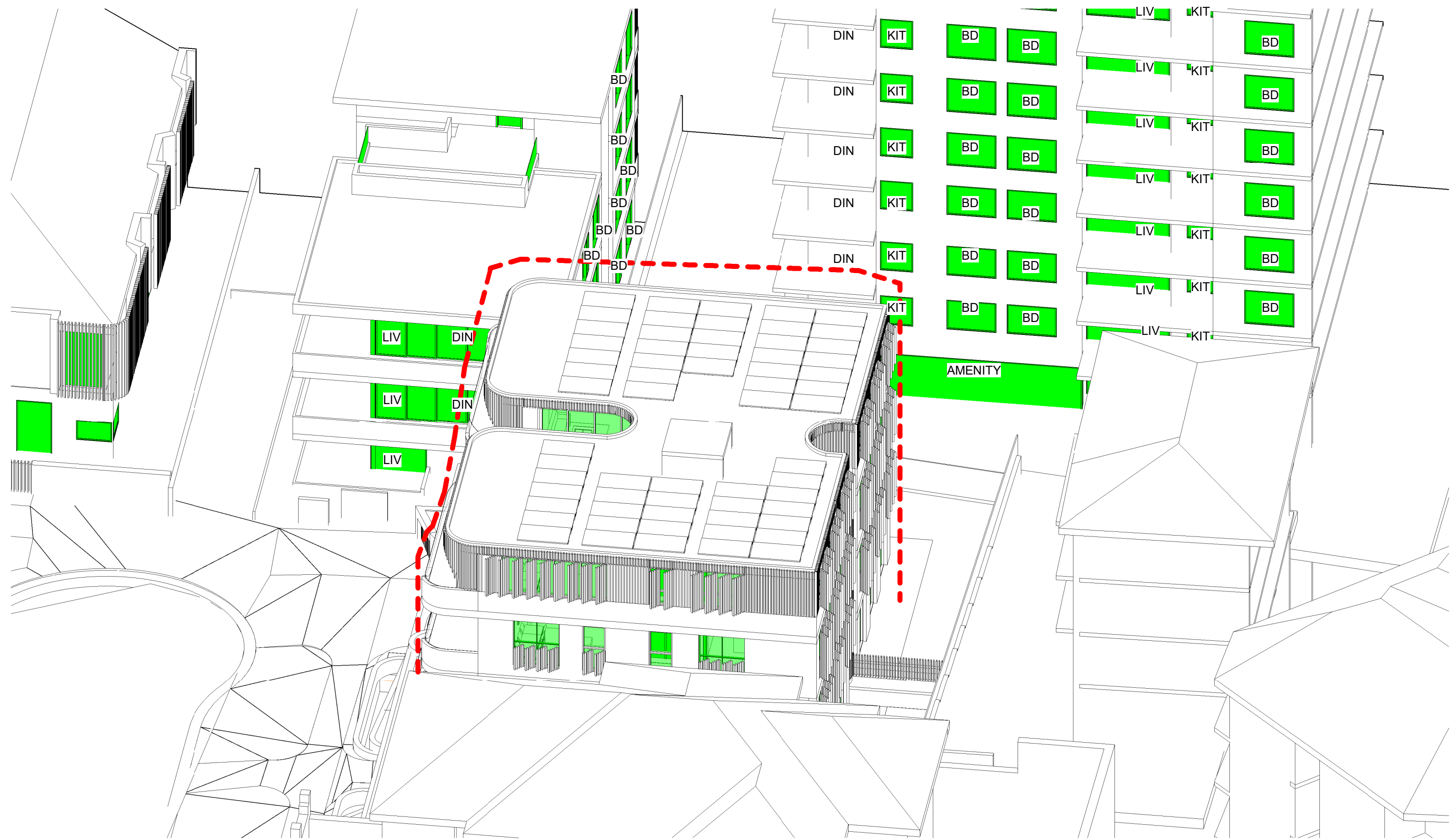
Drawing
SOLAR_VIEW FROM THE SUN

Scale
1 : 100 at A1 Status Drawing no.

DA 6002

Project no 2301 Issue

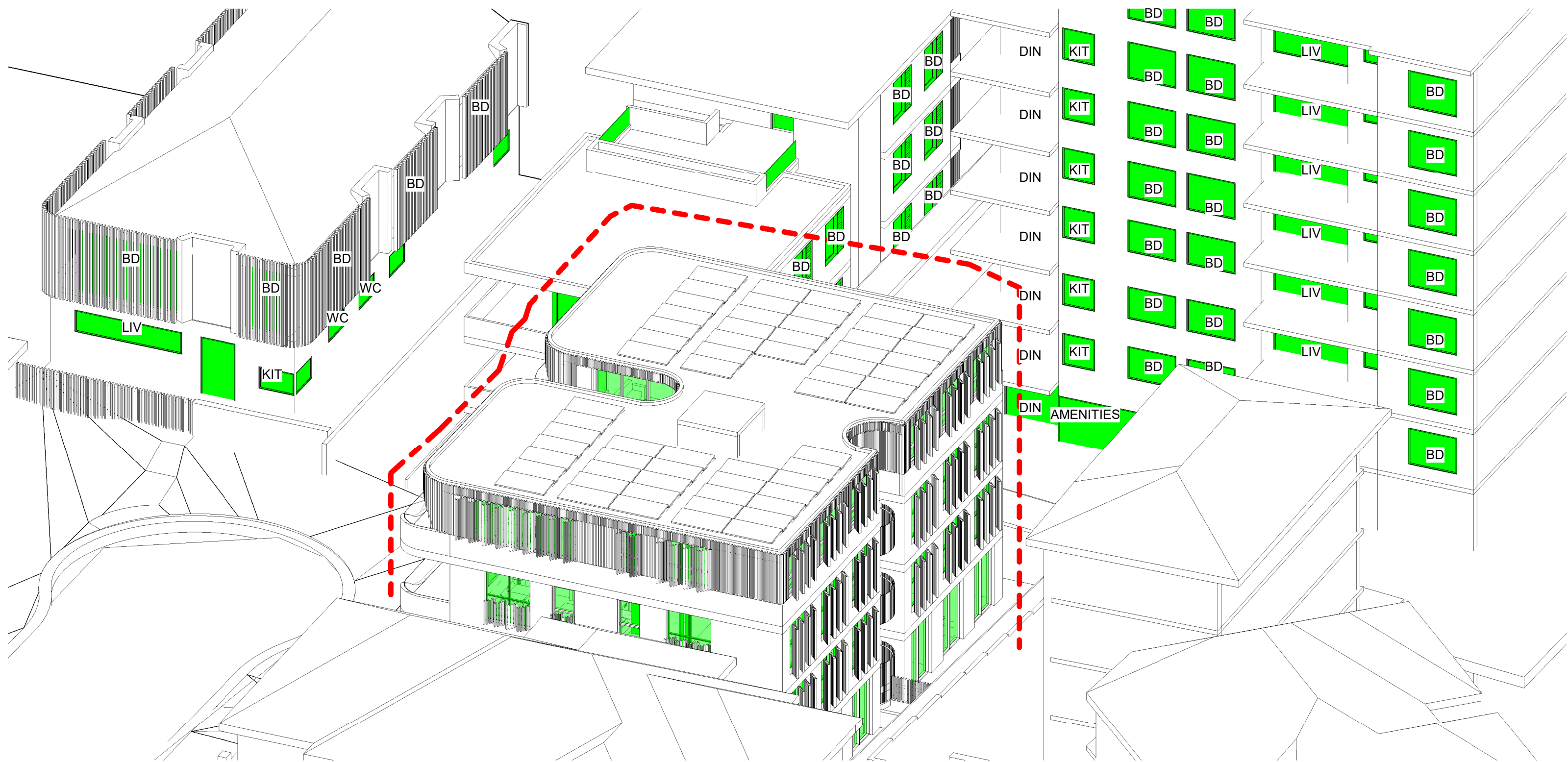
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not in a form suitable for use in connection with building work.



- LEGEND**
- OUTLINE OF COMPLIANT ENVELOPE
 - BD BEDROOMS WINDOW
 - LIV LIVING ROOMS WINDOW
 - DIN DINING ROOMS WINDOW
 - KIT KITCHENS WINDOW
 - BR BATH ROOM WINDOW



1 SOLAR ACCESS_VIEW FROM THE SUN 1pm



2 SOLAR ACCESS_VIEW FROM THE SUN 2pm

O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11654

Issue	Amendment	Date
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P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing
SOLAR_VIEW FROM THE SUN

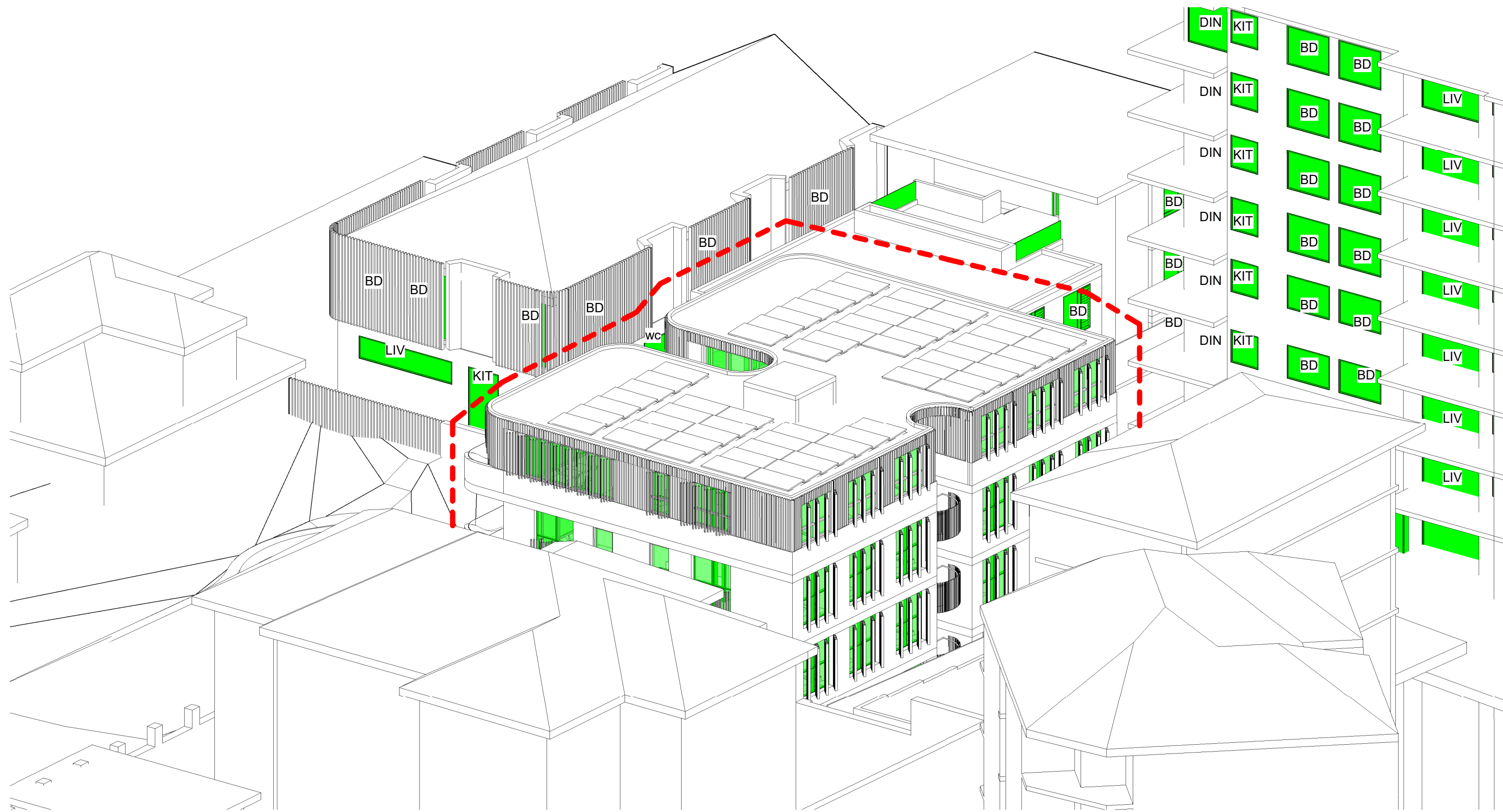
Scale
1 : 100 at A1 Status Drawing no.

DA 6003

Project no 2301 Issue

P

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not in a form suitable for use in connection with building work.



1 SOLAR ACCESS_VIEW FROM THE SUN 3pm

LEGEND

- OUTLINE OF COMPLIANT ENVELOPE
- BD BEDROOMS WINDOW
- LIV LIVING ROOMS WINDOW
- DN DINING ROOMS WINDOW
- KIT KITCHENS WINDOW
- BR BATH ROOM WINDOW



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
B	S34 CONCILIATION	22/05/2023
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O	COURT HEARING - COORDINATION	30/01/2024
P	COURT HEARING - COORDINATION	09/02/2024

Project 3 & 4 LLANFOYST STREET,
RANDWICK

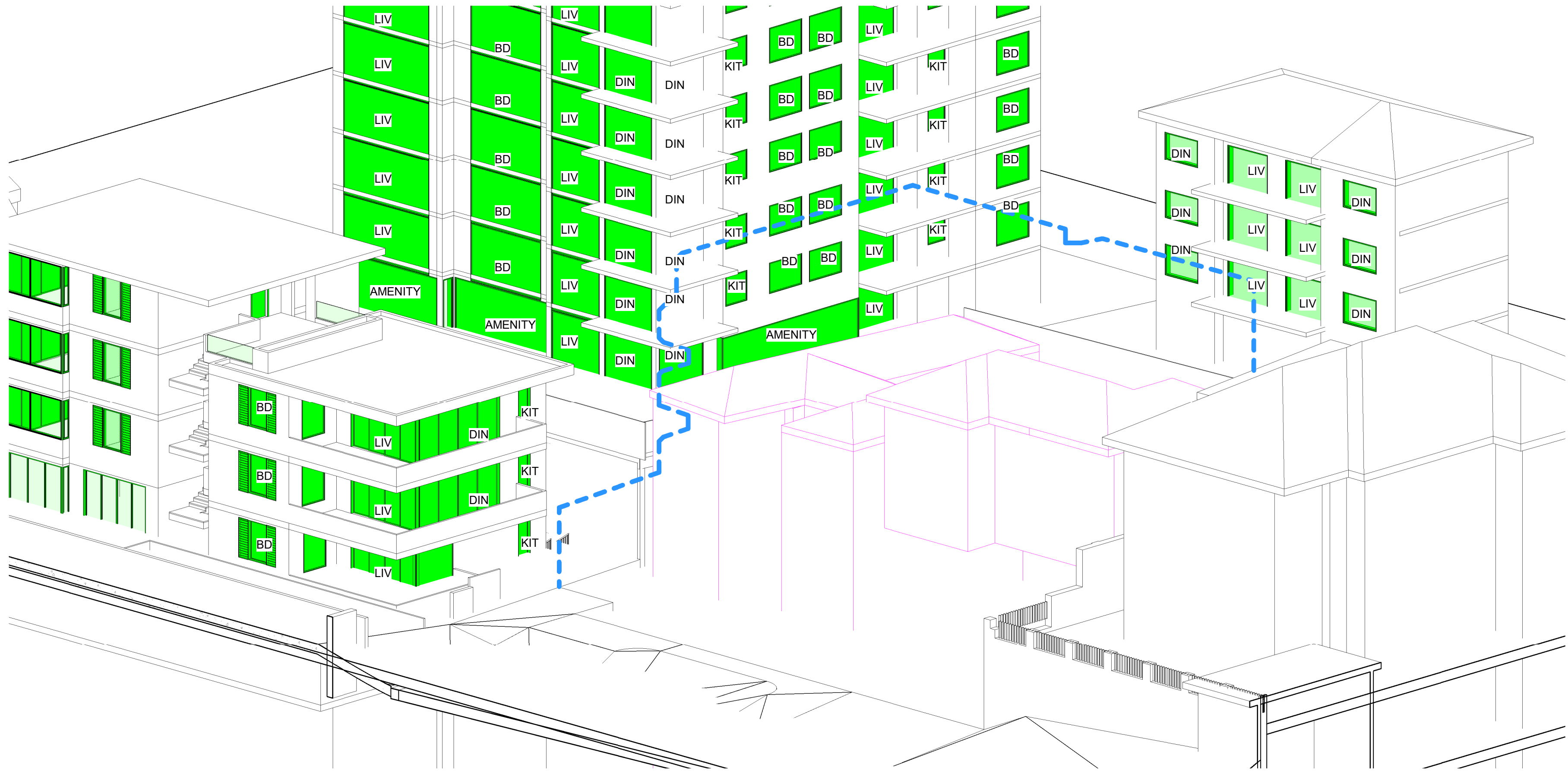
Drawing
SOLAR_VIEW FROM THE SUN

Scale 1 : 100 at A1 Status Drawing no.

Project no 2301 Issue DA 6004

P

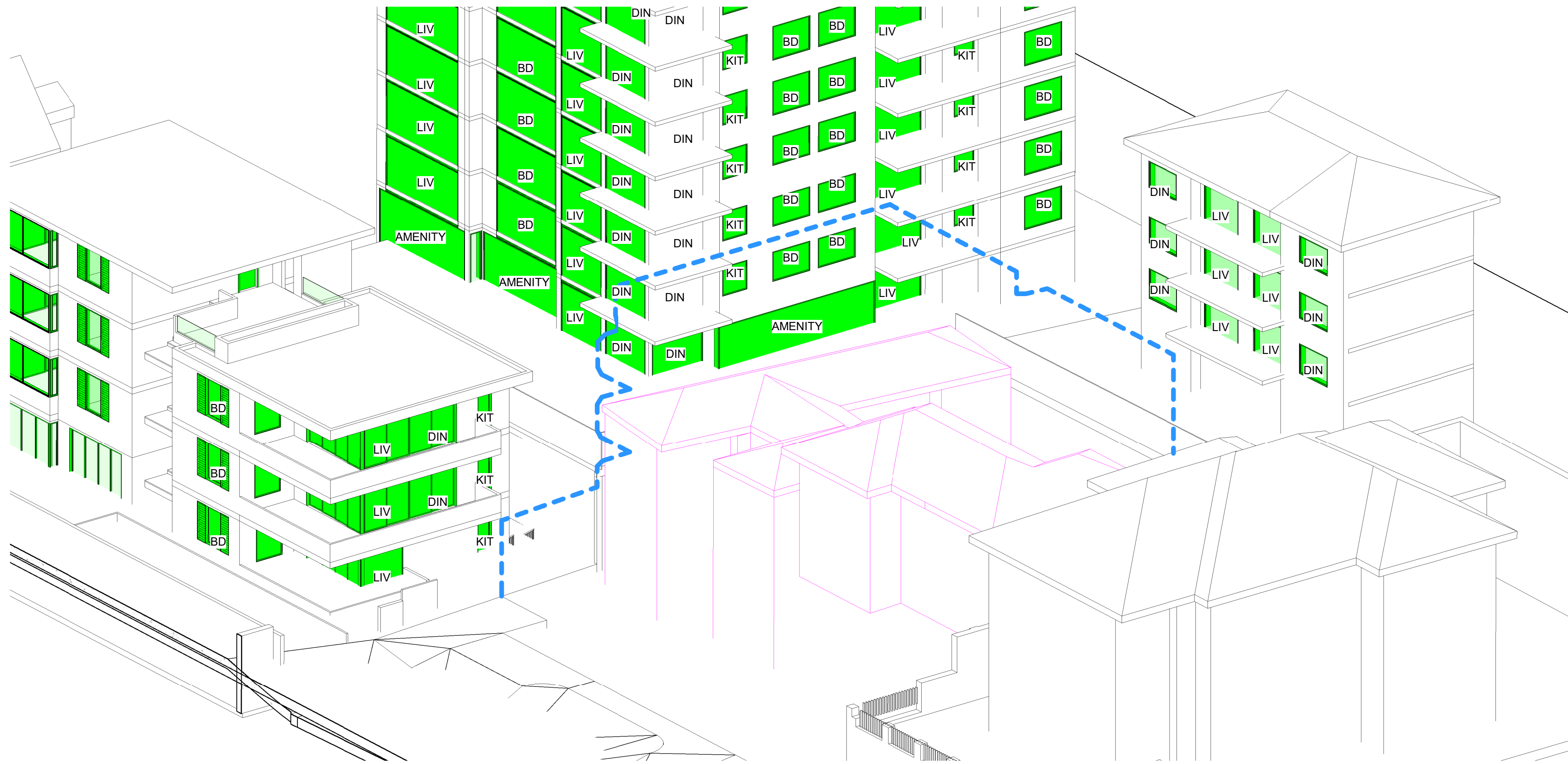
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- LEGEND
- OUTLINE OF EXISTING BUILDING
 - OUTLINE OF PROPOSED BUILDING
 - BD BEDROOM'S WINDOW
 - LIV LIVING ROOM'S WINDOW
 - DN DINING ROOM'S WINDOW
 - KIT KITCHEN'S WINDOW



1 SOLAR ACCESS_VIEW FROM THE SUN 9am - EXISTING



2 SOLAR ACCESS_VIEW FROM THE SUN 10am - EXISTING

O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11654

Issue	Amendment	Date
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P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

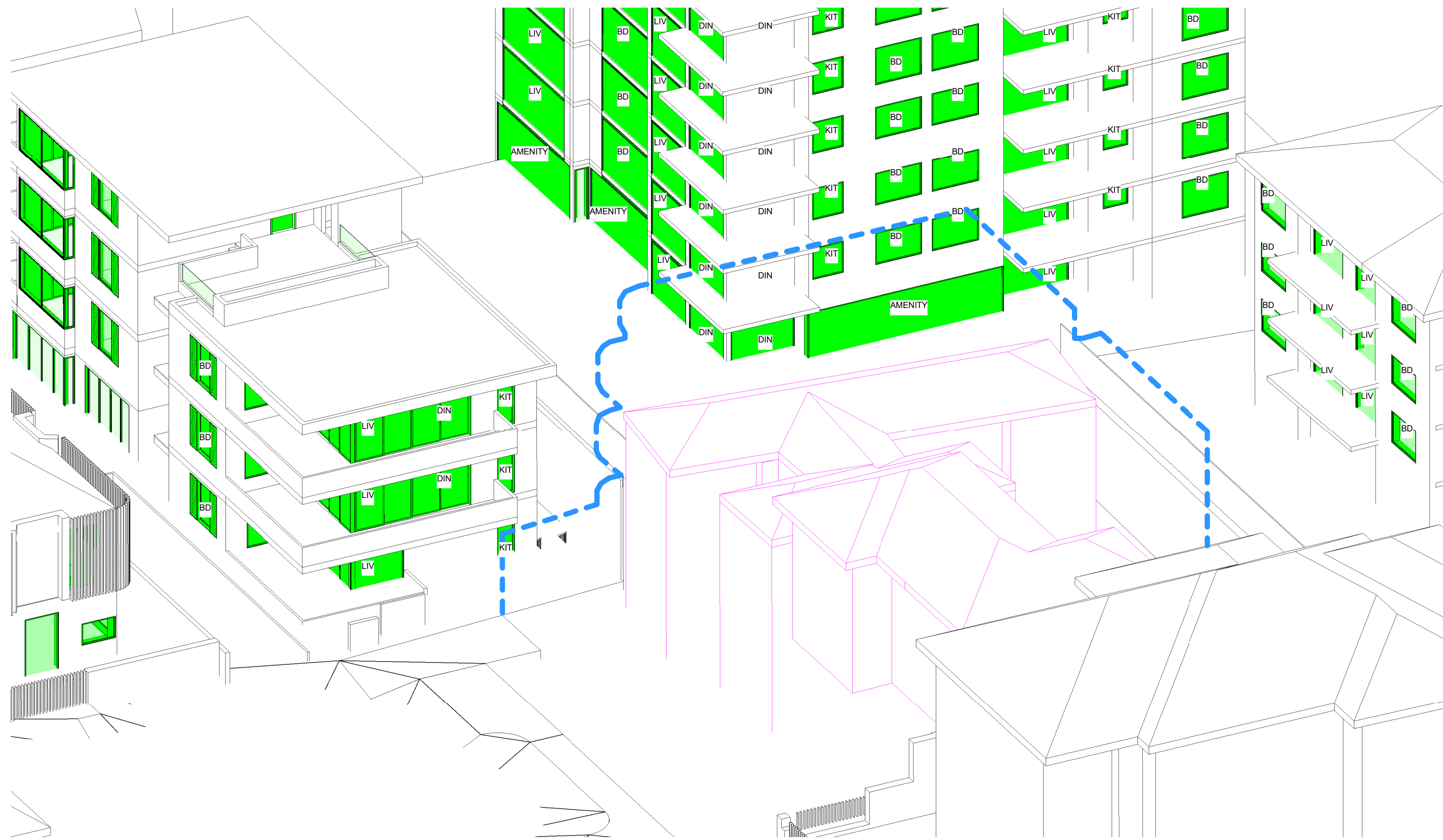
Drawing
SOLAR_VIEW FROM THE SUN - EXISTING

Scale
1 : 100 at A1 Status Drawing no.

Project no
2301 Issue

DA 6005

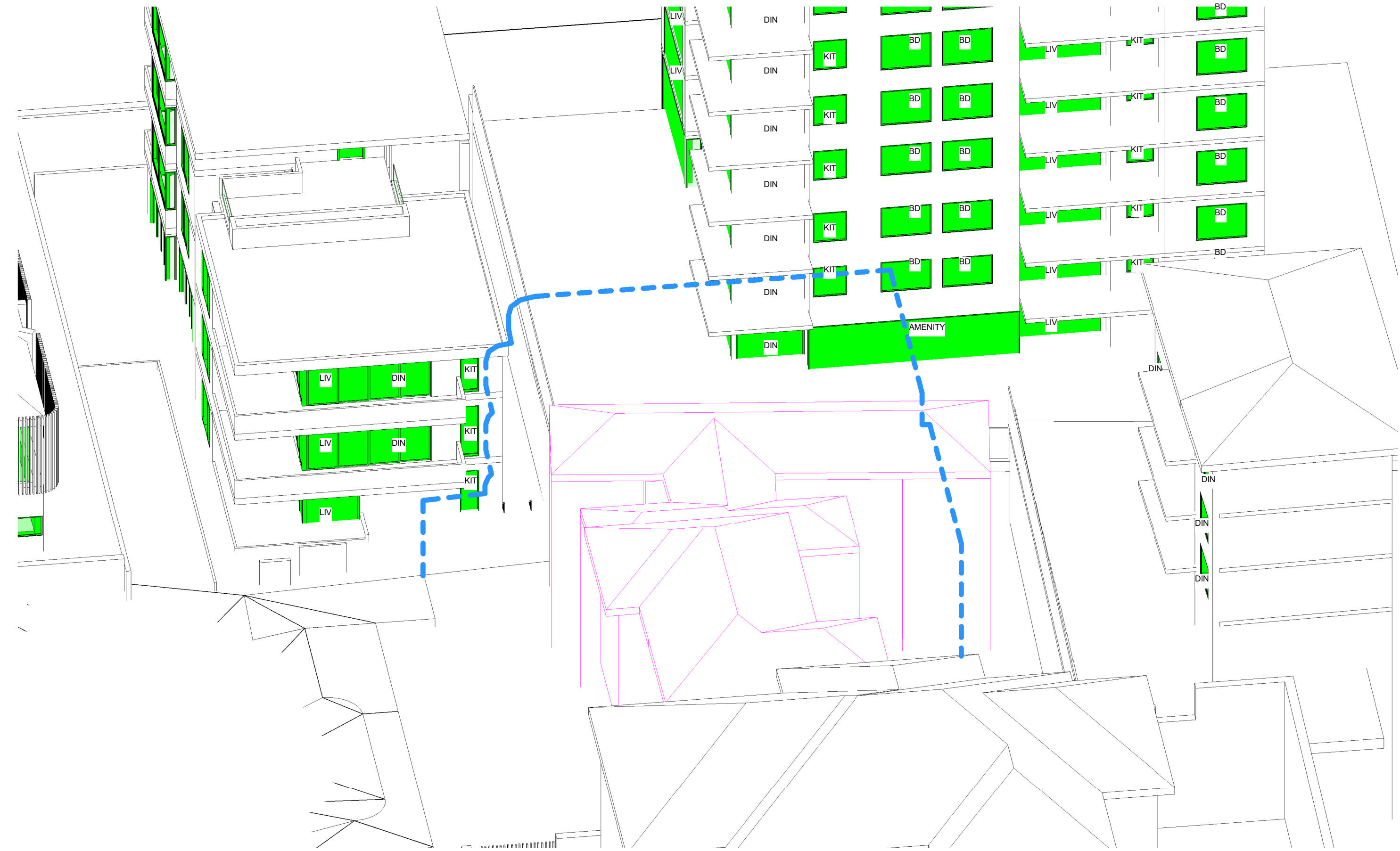
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not in a form suitable for use in connection with building work.



- LEGEND**
- OUTLINE OF EXISTING BUILDING
 - OUTLINE OF PROPOSED BUILDING
 - BD BEDROOM'S WINDOW
 - LIV LIVING ROOM'S WINDOW
 - DN DINING ROOM'S WINDOW
 - KIT KITCHEN'S WINDOW



1 SOLAR ACCESS_VIEW FROM THE SUN 11am - EXISTING



2 SOLAR ACCESS_VIEW FROM THE SUN 12pm - EXISTING

O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
B	S34 CONCILIATION	22/05/2023
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N	COURT HEARING	25/01/2024
O	COURT HEARING - COORDINATION	30/01/2024
P	COURT HEARING - COORDINATION	09/02/2024

Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing
SOLAR_VIEW FROM THE SUN - EXISTING

Scale
1 : 100 at A1 Status Drawing no.

Project no
2301 Issue
DA 6006

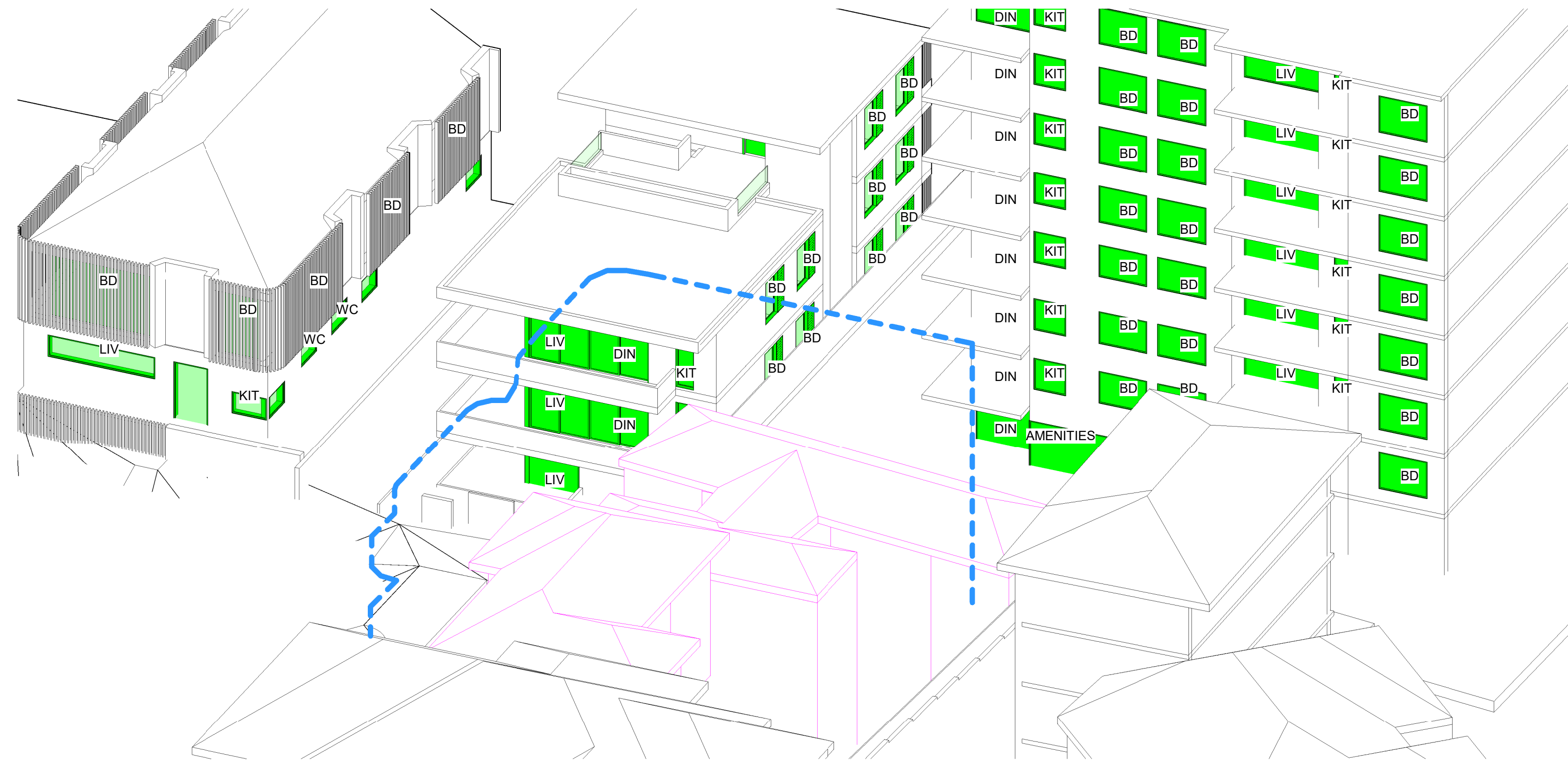
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- LEGEND
- OUTLINE OF EXISTING BUILDING
 - OUTLINE OF PROPOSED BUILDING
 - BD BEDROOM'S WINDOW
 - LIV LIVING ROOM'S WINDOW
 - DN DINING ROOM'S WINDOW
 - KIT KITCHEN'S WINDOW



1 SOLAR ACCESS_VIEW FROM THE SUN 1pm - EXISTING



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
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Project 3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

SOLAR_VIEW FROM THE SUN - EXISTING

Scale 1 : 100 at A1 Status Drawing no.

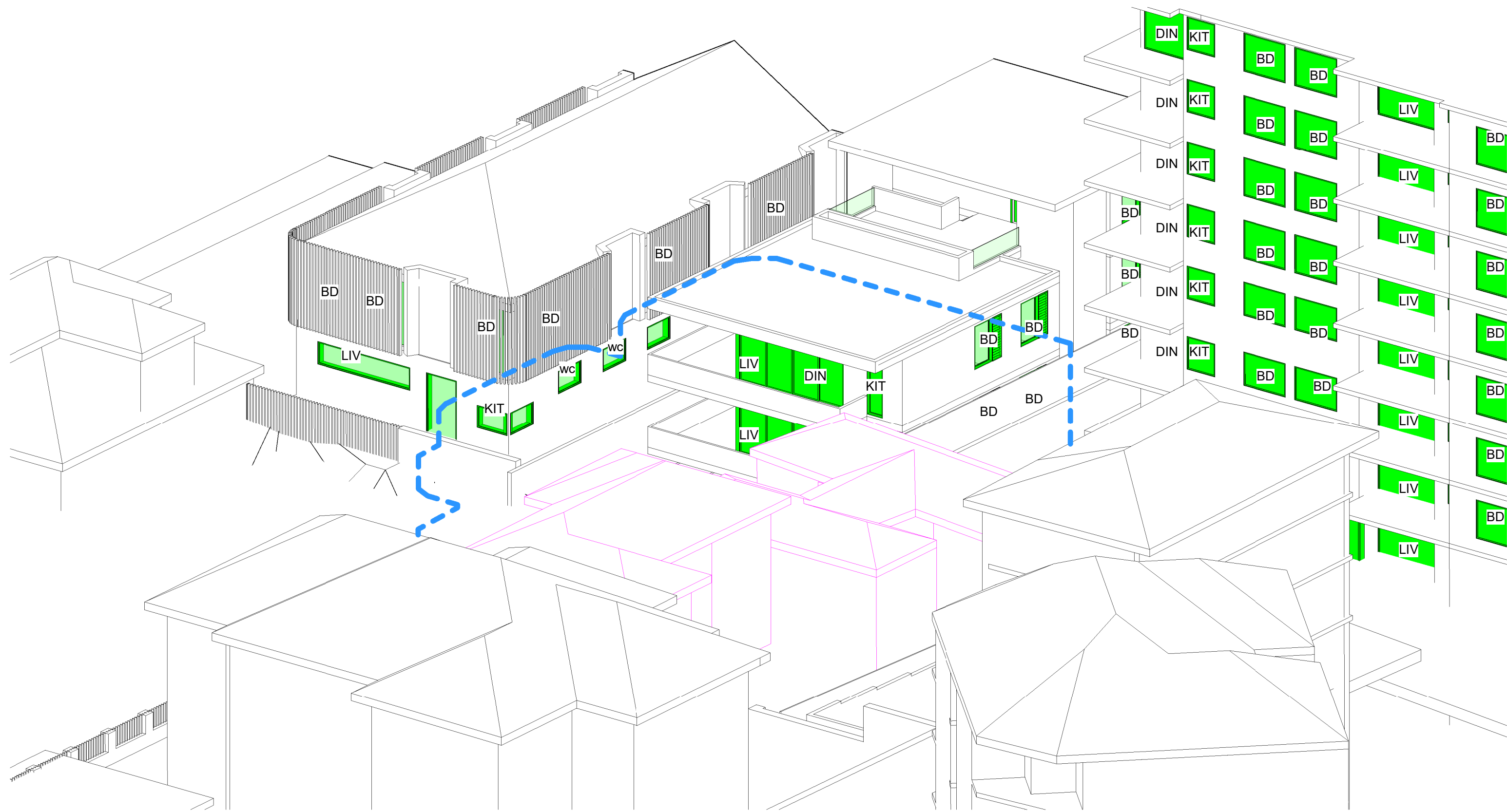
DA 6007

Project no 2301 Issue

P

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not in a form suitable for use in connection with building work.

2 SOLAR ACCESS_VIEW FROM THE SUN 2pm - EXISTING



1 SOLAR ACCESS_VIEW FROM THE SUN 3pm - EXISTING

LEGEND

OUTLINE OF EXISTING BUILDING

OUTLINE OF PROPOSED BUILDING

BD

BEDROOM'S WINDOW

LIV

LIVING ROOM'S WINDOW

DN

DINING ROOM'S WINDOW

KIT

KITCHEN'S WINDOW

5.9

Average star rating

NATIONAL WHITE HOUSE

www.ozhairs.gov.au

#HR-ML195T-03 13/02/2024

Assessor Stefanie Simpson

Accreditation No. HERA 10035

Address 3 & 4 Llanfoyst St, Randwick, NSW, 2031

QR CODE

http://www.hero-software.com.au/pdf/HR-ML195T-03

O R O S I

ARCHITECTURE

NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
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P	COURT HEARING - COORDINATION	09/02/2024

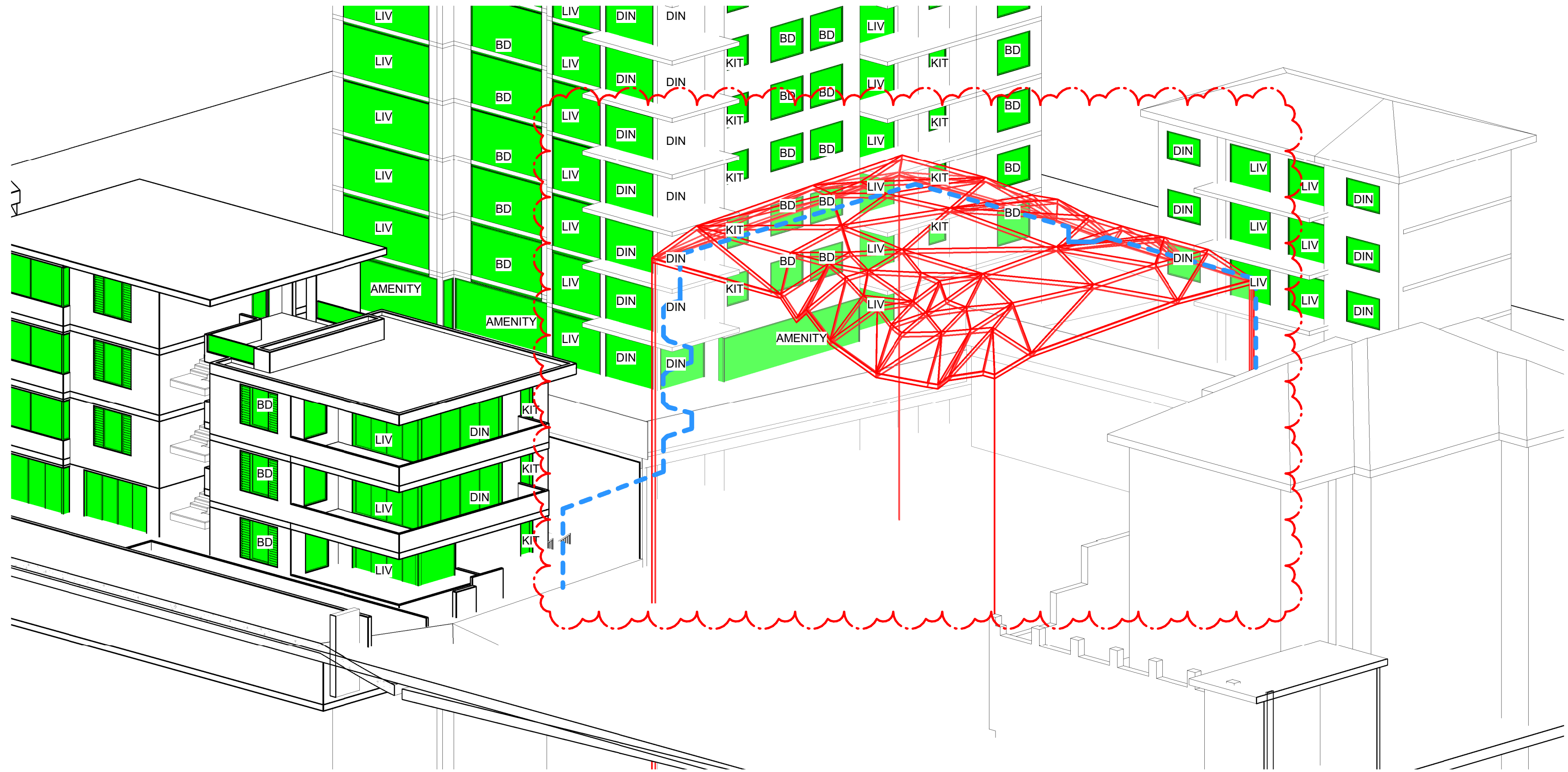
Project 3 & 4 LLANFOYST STREET,
RANDWICK

Drawing SOLAR_VIEW FROM THE SUN - EXISTING

Scale 1 : 100 at A1 Status Drawing no.

Project no 2301 Issue DA 6008

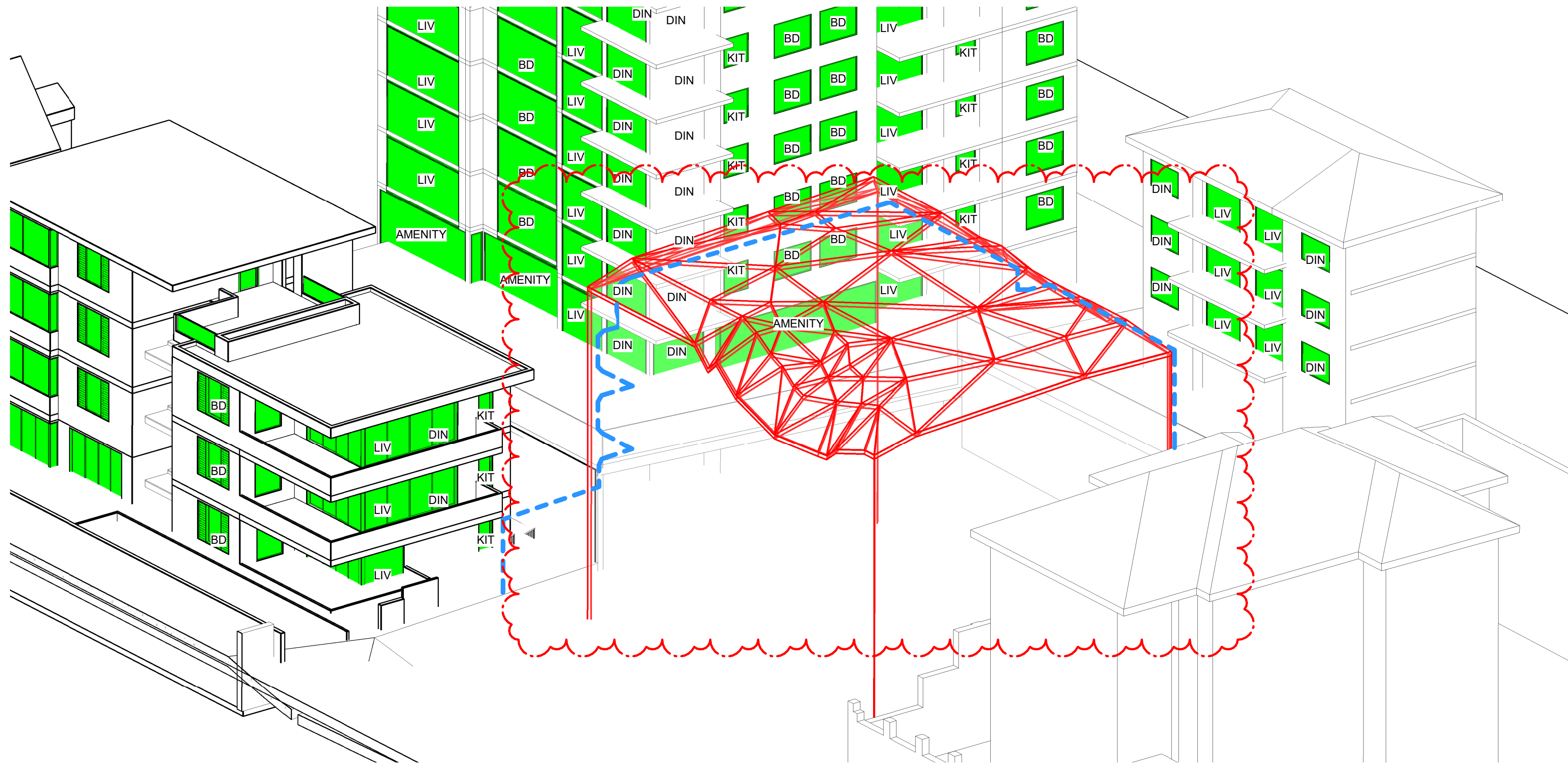
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- LEGEND
- OUTLINE OF COMPLIANT ENVELOPE
 - OUTLINE OF PROPOSED BUILDING
 - BD BEDROOM'S WINDOW
 - LIV LIVING ROOM'S WINDOW
 - DIN DINING ROOM'S WINDOW
 - KIT KITCHEN'S WINDOW



1 SOLAR ACCESS_VIEW FROM THE SUN 9am - COMPLYING ENVELOPE



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
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M	COURT HEARING	18/01/2024
N	COURT HEARING	25/01/2024
O	COURT HEARING - COORDINATION	30/01/2024
P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

SOLAR_VIEW FROM THE SUN - COMPLYING
ENVELOPE

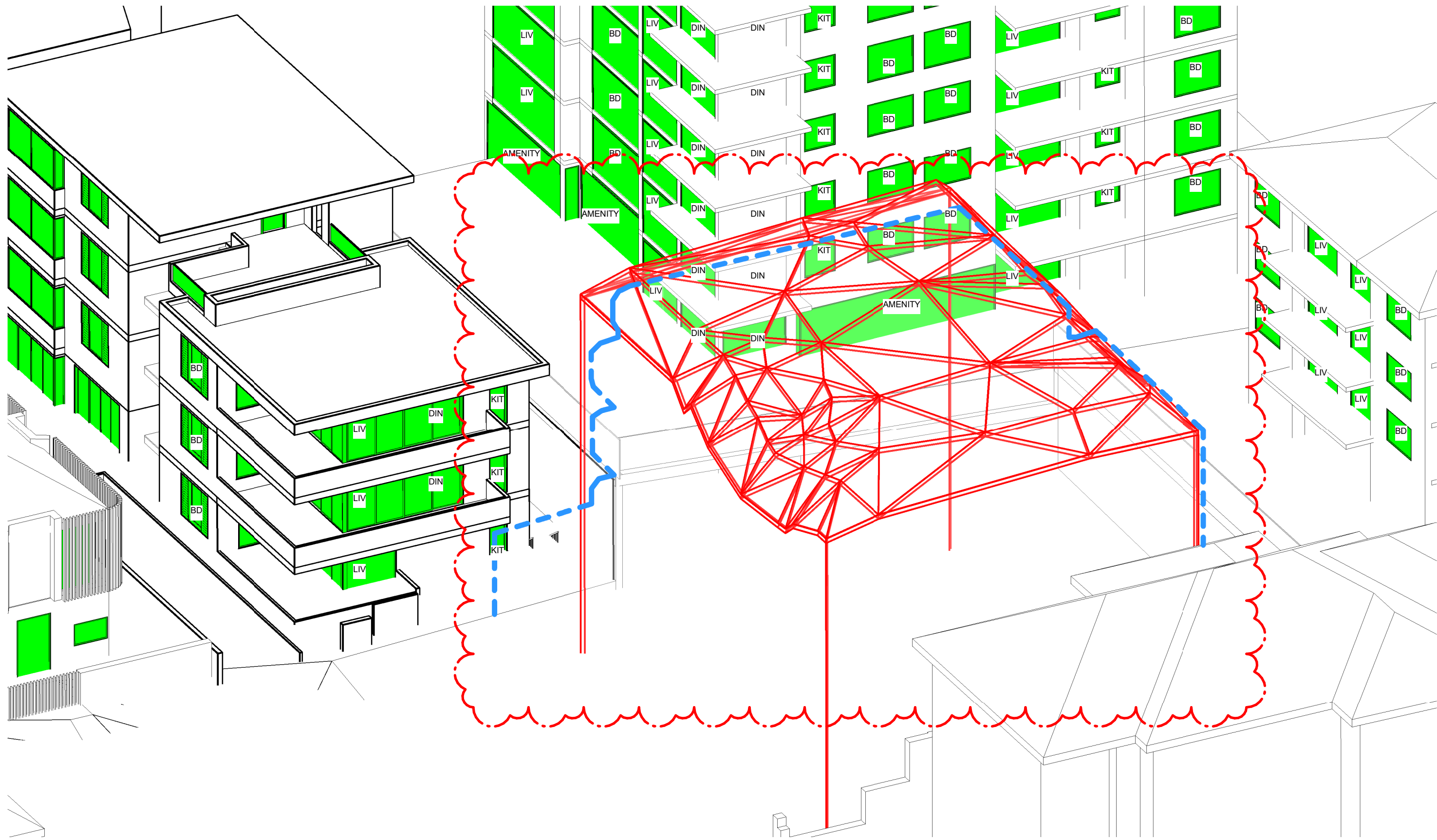
Scale 1 : 100 at A1 Status Drawing no.

DA 6009

Project no 2301 Issue

P

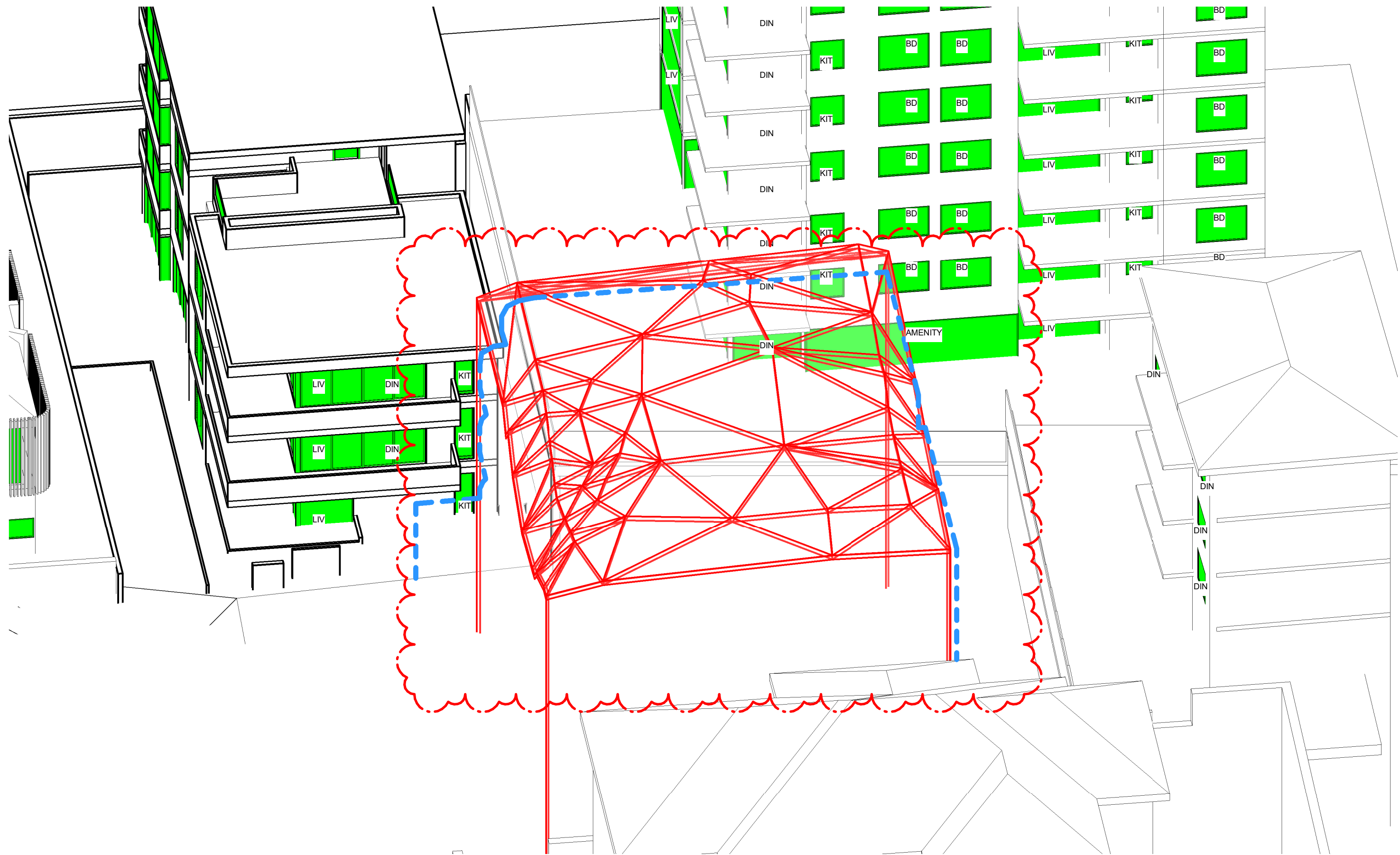
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- LEGEND**
- OUTLINE OF COMPLIANT ENVELOPE
 - OUTLINE OF PROPOSED BUILDING
 - BD BEDROOMS WINDOW
 - LIV LIVING ROOMS WINDOW
 - DIN DINING ROOMS WINDOW
 - KIT KITCHENS WINDOW



1 SOLAR ACCESS_VIEW FROM THE SUN 11 - COMPLYING ENVELOPE



2 SOLAR ACCESS_VIEW FROM THE SUN 12pm - COMPLYING ENVELOPE

O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
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P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

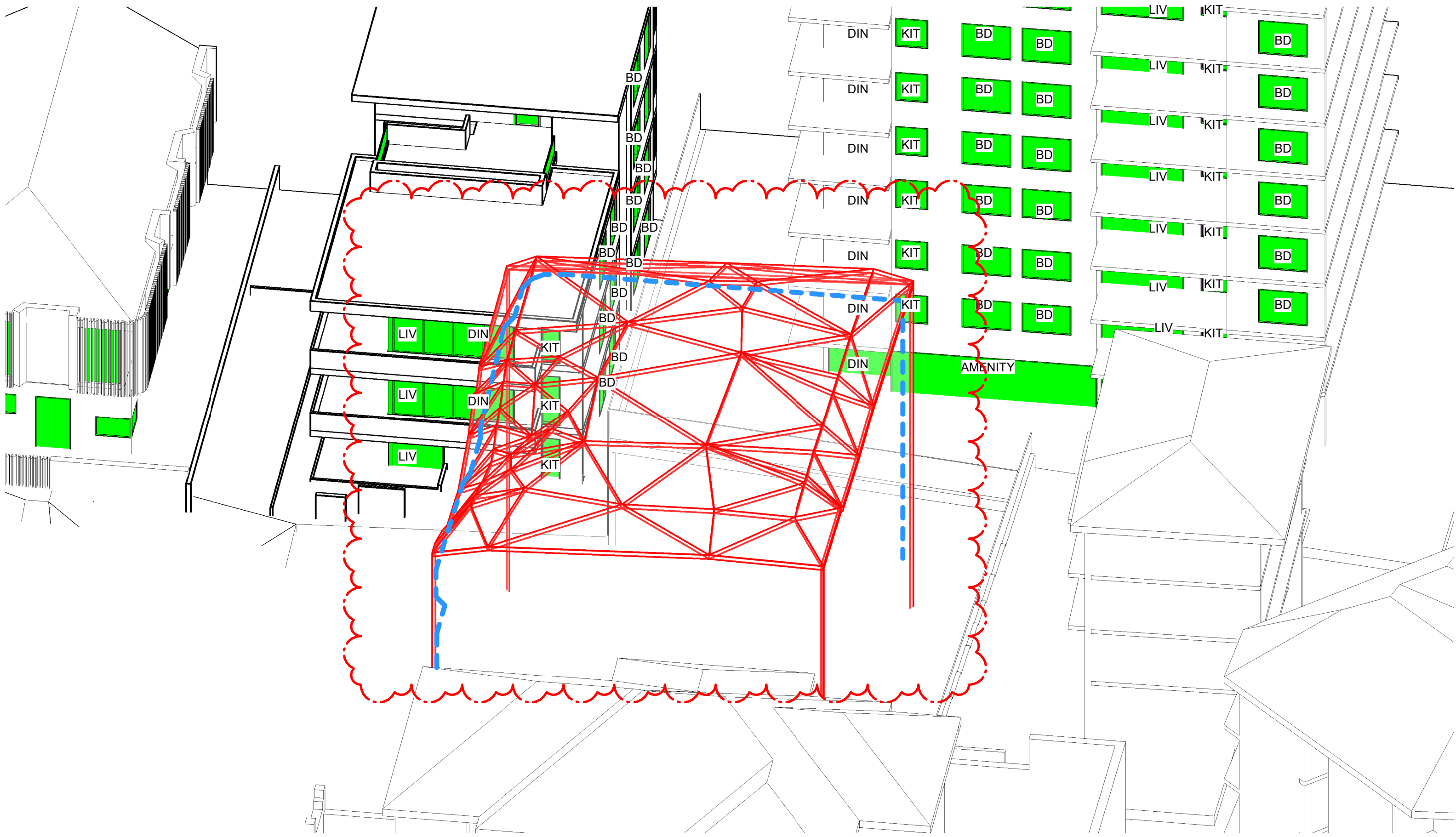
SOLAR_VIEW FROM THE SUN - COMPLYING
ENVELOPE

Scale 1 : 100 at A1 Status Drawing no.

DA 6010

Project no 2301 Issue

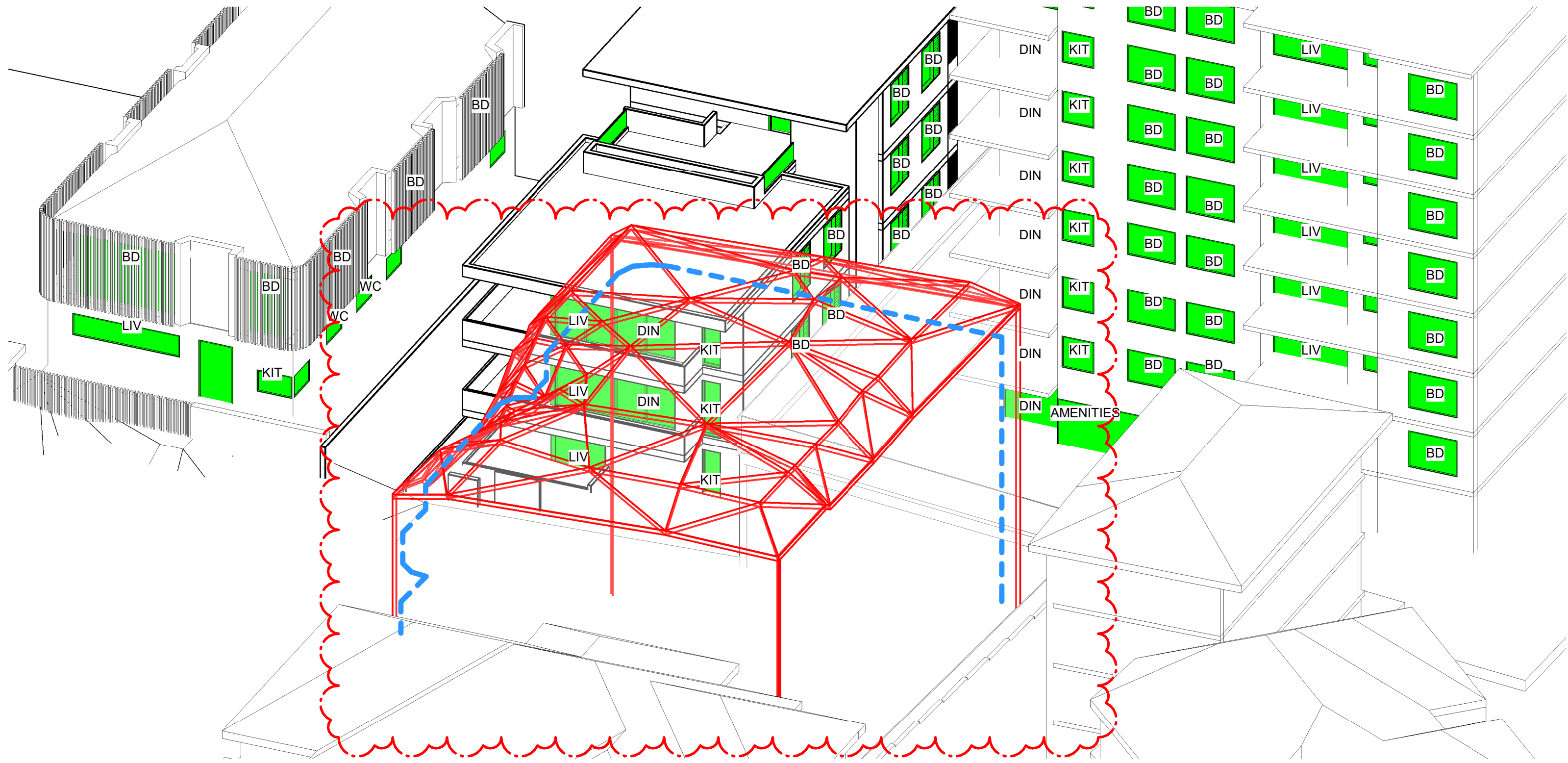
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- LEGEND**
- OUTLINE OF COMPLIANT ENVELOPE
 - OUTLINE OF PROPOSED BUILDING
 - BD BEDROOM'S WINDOW
 - LIV LIVING ROOM'S WINDOW
 - DN DINING ROOM'S WINDOW
 - KIT KITCHEN'S WINDOW



1 SOLAR ACCESS_VIEW FROM THE SUN 1pm - COMPLYING ENVELOPE



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11654

Issue	Amendment	Date
B	S34 CONCILIATION	22/05/2023
C	S34 CONCILIATION	01/06/2023
D	S34 CONCILIATION UPDATES	19/06/2023
E	S34 CONCILIATION UPDATES	07/07/2023
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P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

SOLAR_VIEW FROM THE SUN - COMPLYING
ENVELOPE

Scale 1 : 100 at A1 Status Drawing no.

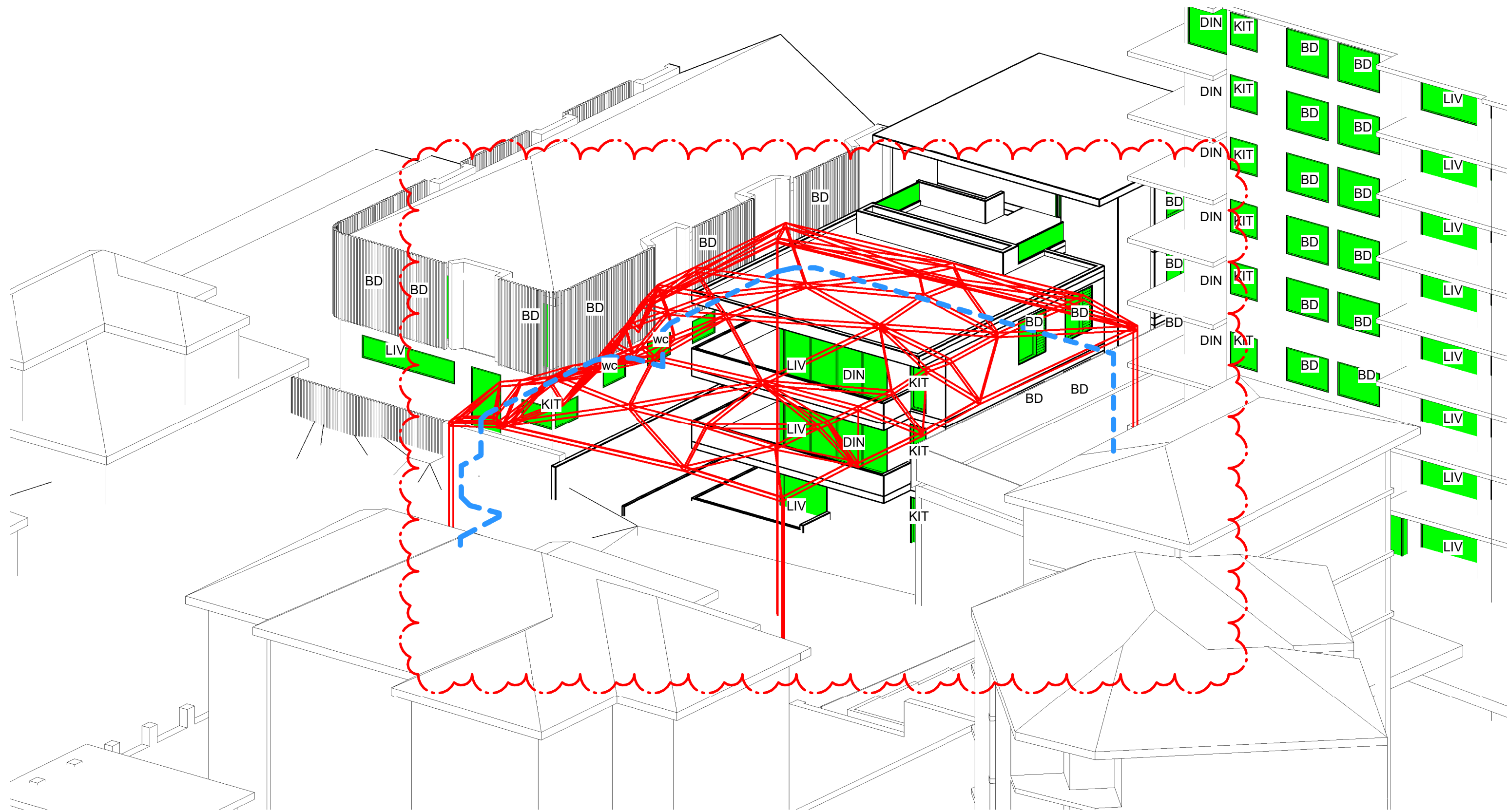
DA 6011

Project no 2301 Issue

P

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2 SOLAR ACCESS_VIEW FROM THE SUN 2pm - COMPLYING ENVELOPE



1 SOLAR ACCESS_VIEW FROM THE SUN 3pm - COMPLYING ENVELOPE

LEGEND

OUTLINE OF COMPLIANT ENVELOPE

OUTLINE OF PROPOSED BUILDING

BD

BEDROOM'S WINDOW

LIV

LIVING ROOM'S WINDOW

DN

DINING ROOM'S WINDOW

KIT

KITCHEN'S WINDOW

5.9

Average star rating

NATIONWIDE HOUSE

HERO SOFTWARE

3 & 4 Llanfoyst St, Randwick, NSW, 2031

www.hero-software.com.au/pdf/HR-ML195T-03

#HR-ML195T-03 13/02/2024

Assessor: Stefania Simpson

Accreditation No.: HERA 10035

Address: 3 & 4 Llanfoyst St, Randwick, NSW, 2031

http://www.hero-software.com.au/pdf/HR-ML195T-03

QR CODE

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Project 3 & 4 LLANFOYST STREET, RANDWICK

Drawing

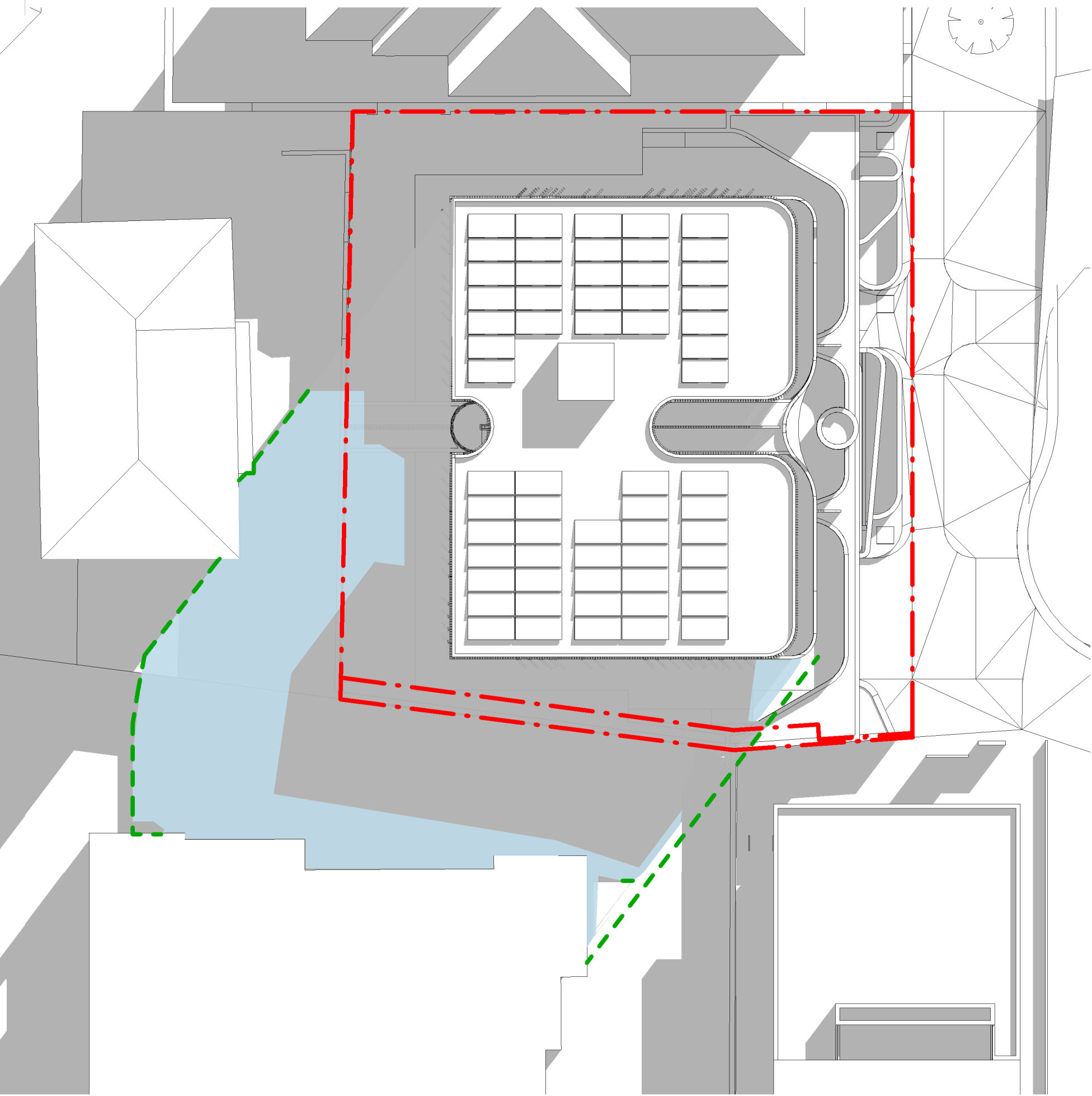
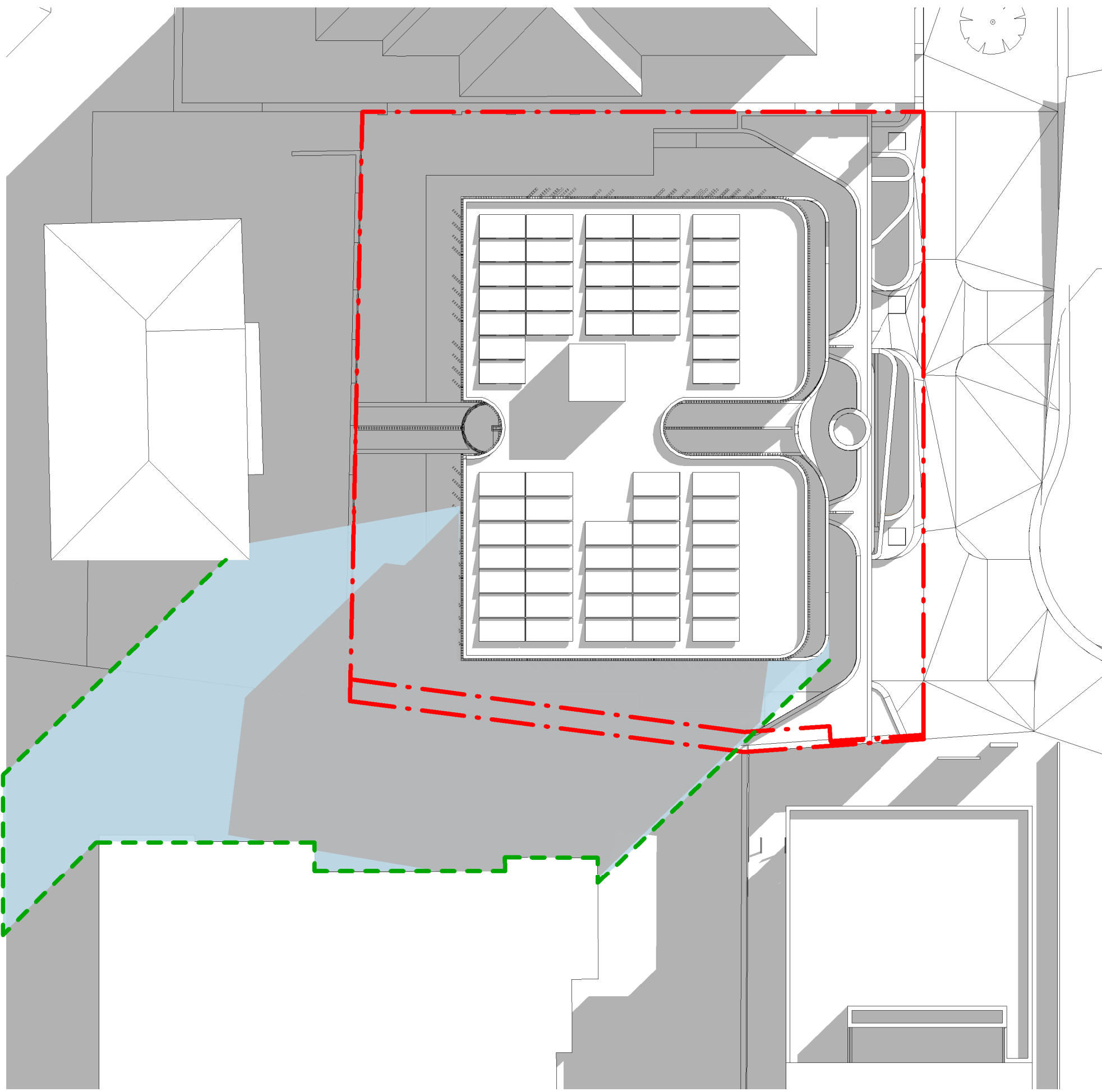
SOLAR_VIEW FROM THE SUN - COMPLYING ENVELOPE

Scale 1 : 100 at A1 Status Drawing no.

DA 6012

Project no 2301 Issue

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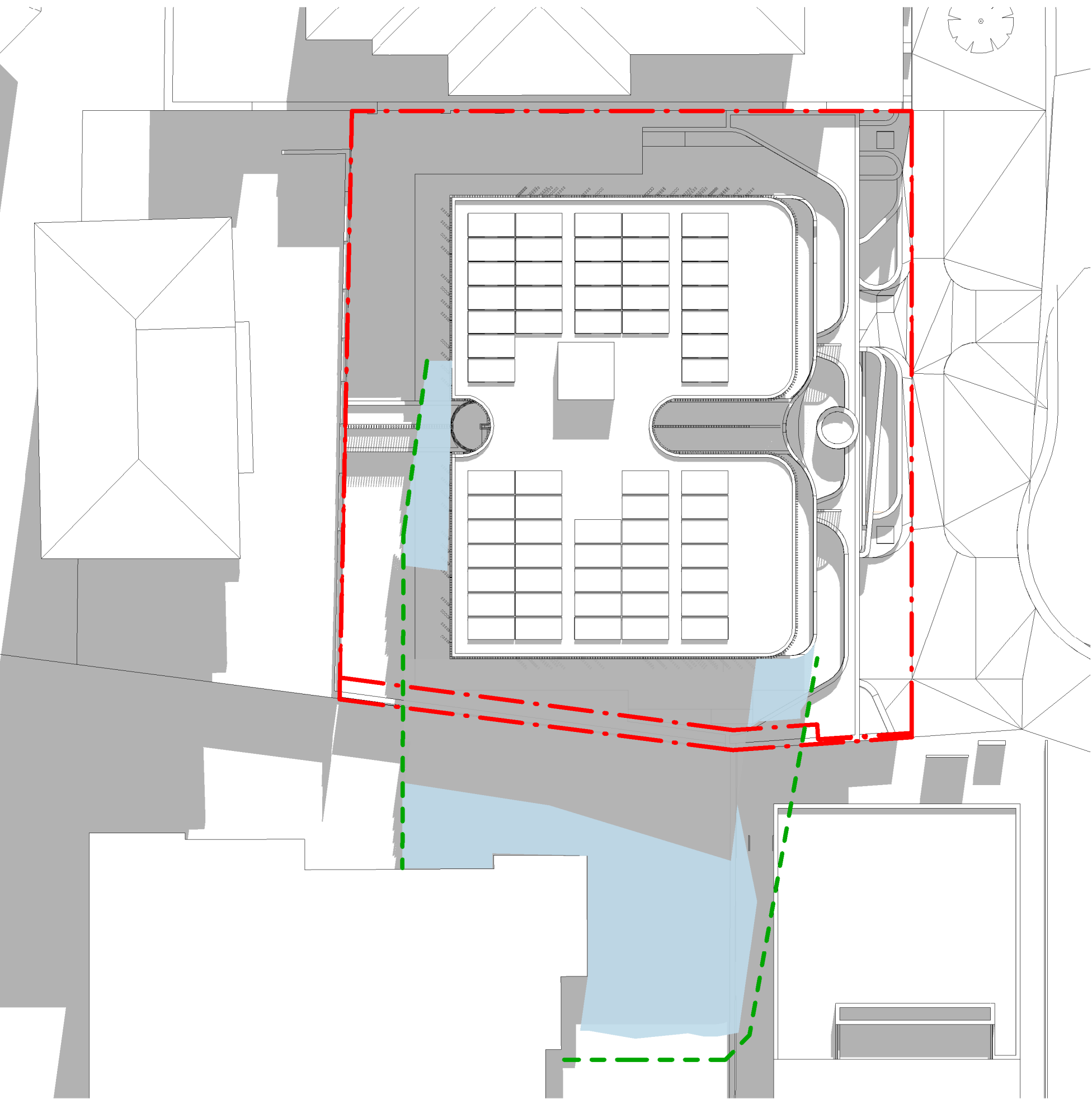
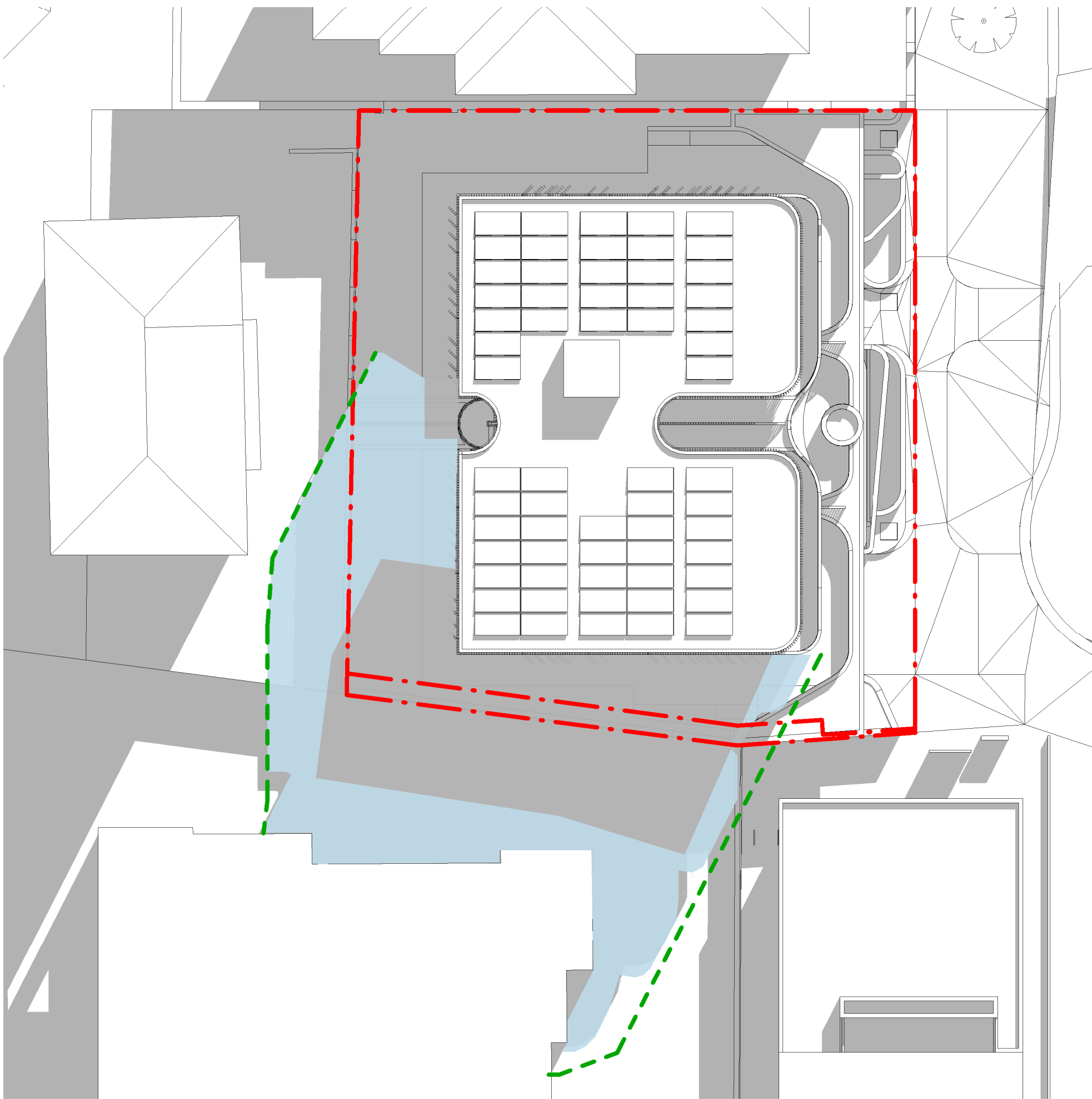


- LEGEND
- EXISTING SHADOW
 - PROPOSED BUILDING SHADOW
 - SHADOW CAST BY COMPLYING ENVELOPE
 - BD BEDROOM'S WINDOW
 - LIV LIVING ROOM'S WINDOW



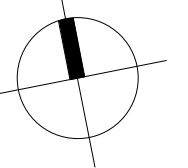
1 SHADOW DIAGRAM_9am
1 : 200

2 SHADOW DIAGRAM_10am
1 : 200



3 SHADOW DIAGRAM_11am
1 : 200

4 SHADOW DIAGRAM_12pm
1 : 200



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Project
3 & 4 LLANFOYST STREET,
RANDWICK

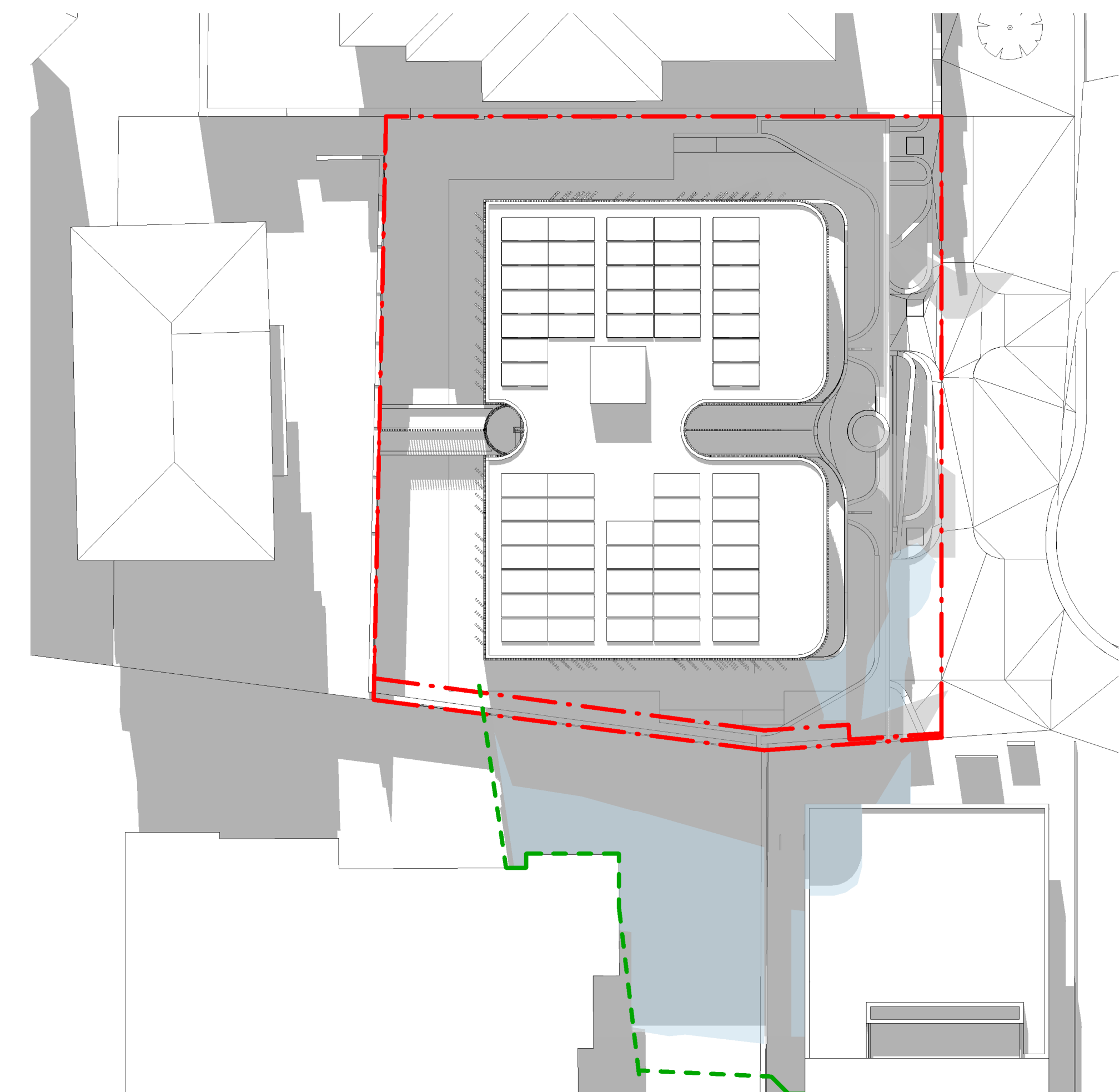
Drawing
SHADOW DIAGRAMS

Scale
As indicated at A1 Status Drawing no.

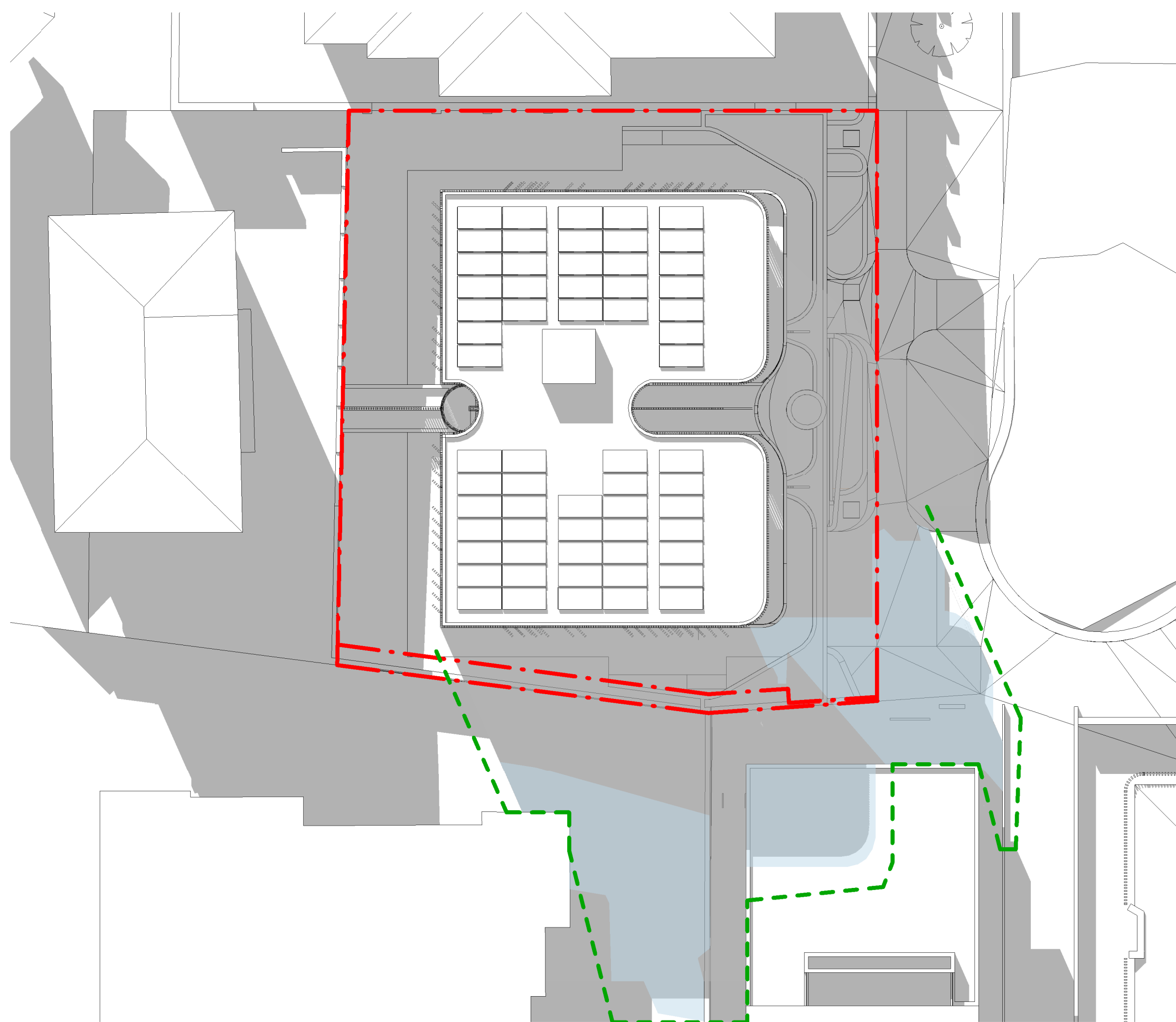
DA 6021

Project no 2301 Issue

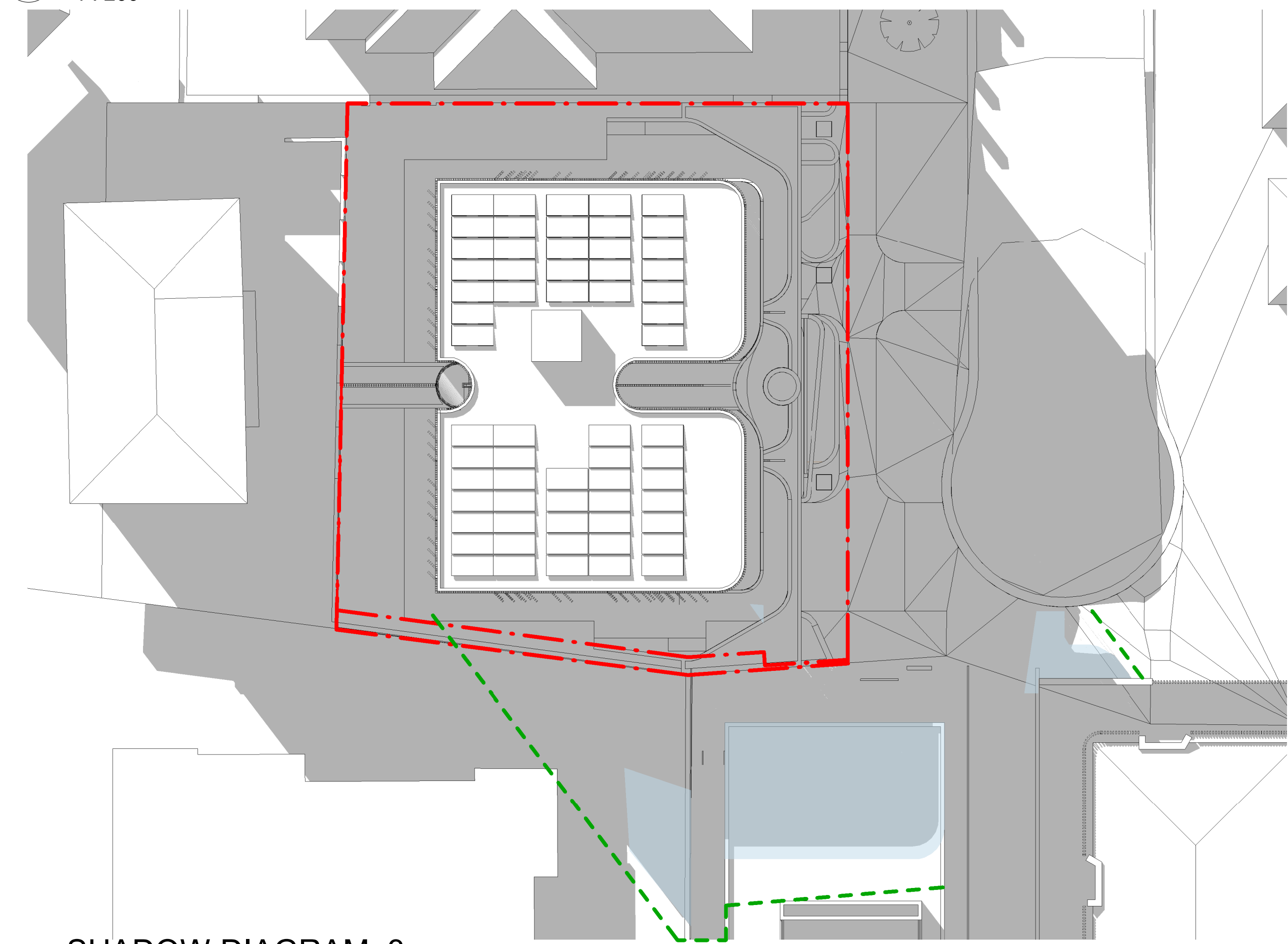
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1 SHADOW DIAGRAM_1pm
1 : 200

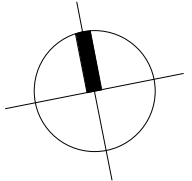


2 SHADOW DIAGRAM_2pm
1 : 200



3 SHADOW DIAGRAM_3pm
1 : 200

- LEGEND**
- EXISTING SHADOW
 - PROPOSED BUILDING SHADOW
 - SHADOW CAST BY COMPLYING ENVELOPE
 - BD BEDROOM'S WINDOW
 - LIV LIVING ROOM'S WINDOW



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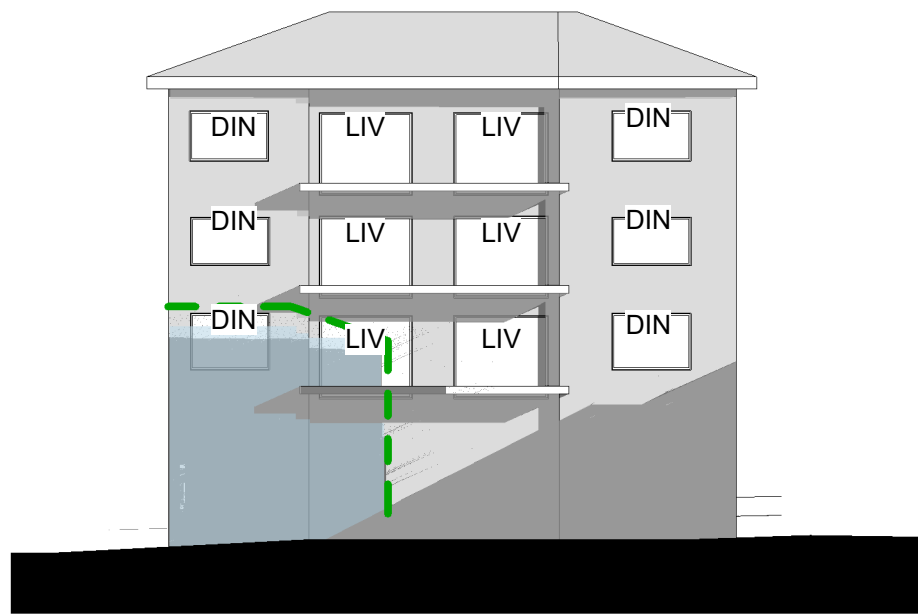
Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing
SHADOW DIAGRAMS

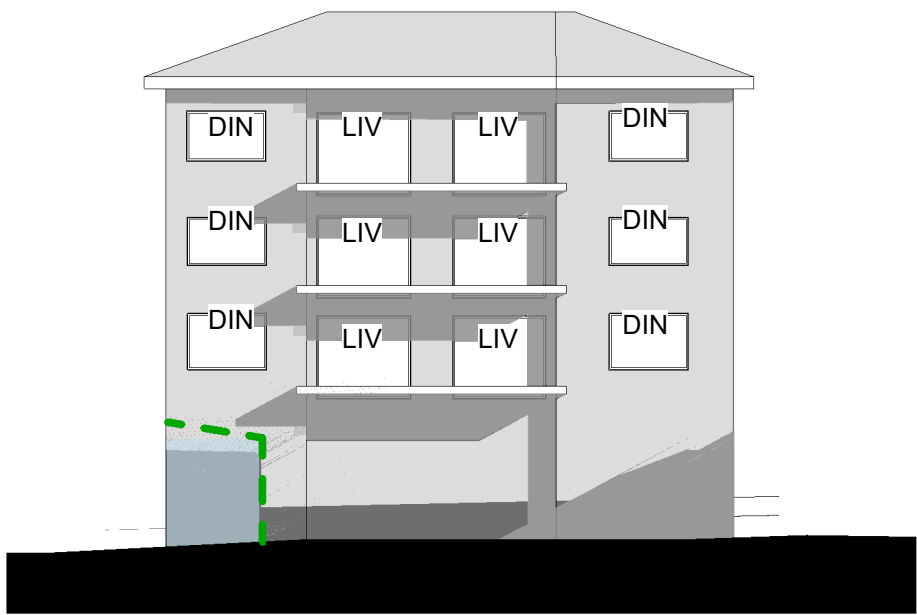
Scale
As indicated at A1
Status
Drawing no.

Project no
2301
Issue
DA 6022
P

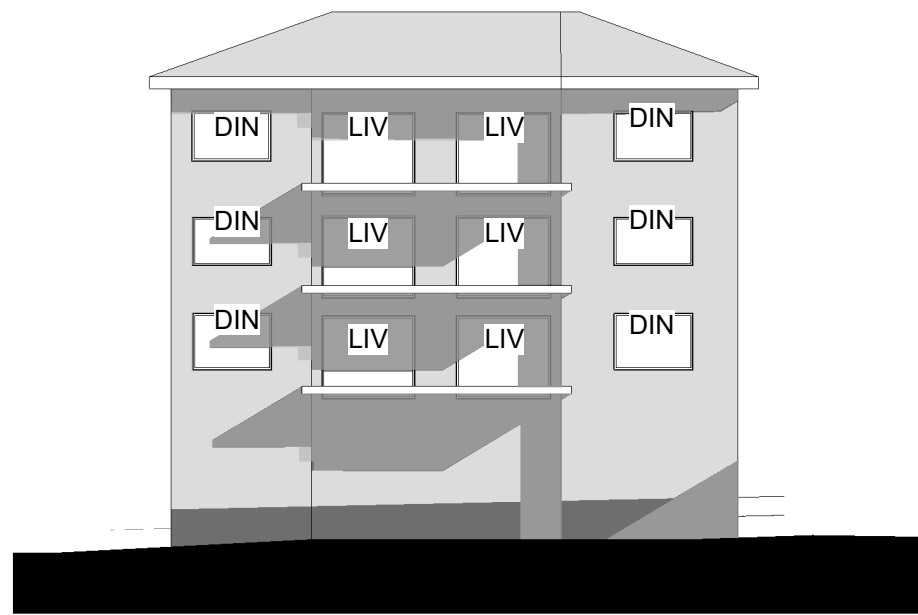
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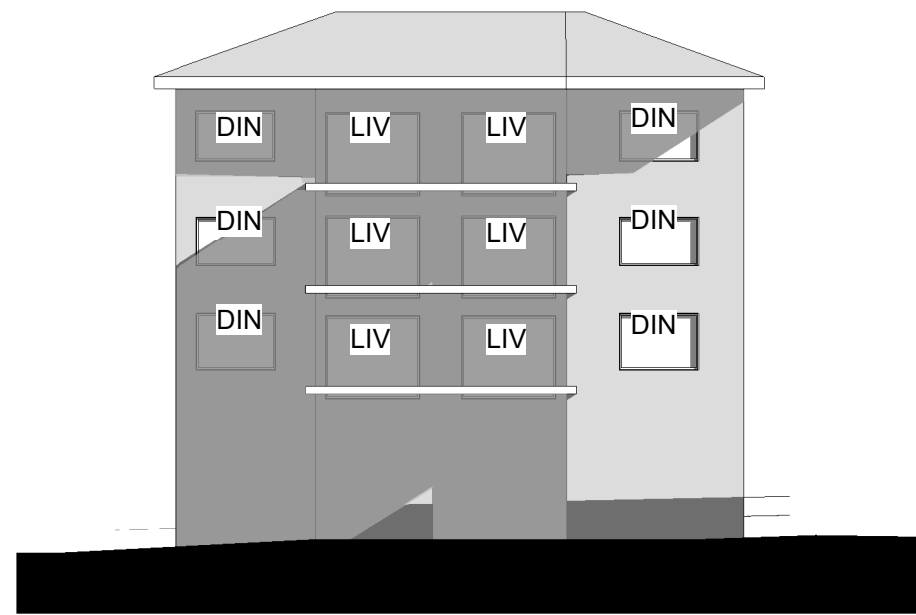
1 3 Albert Street- 9am



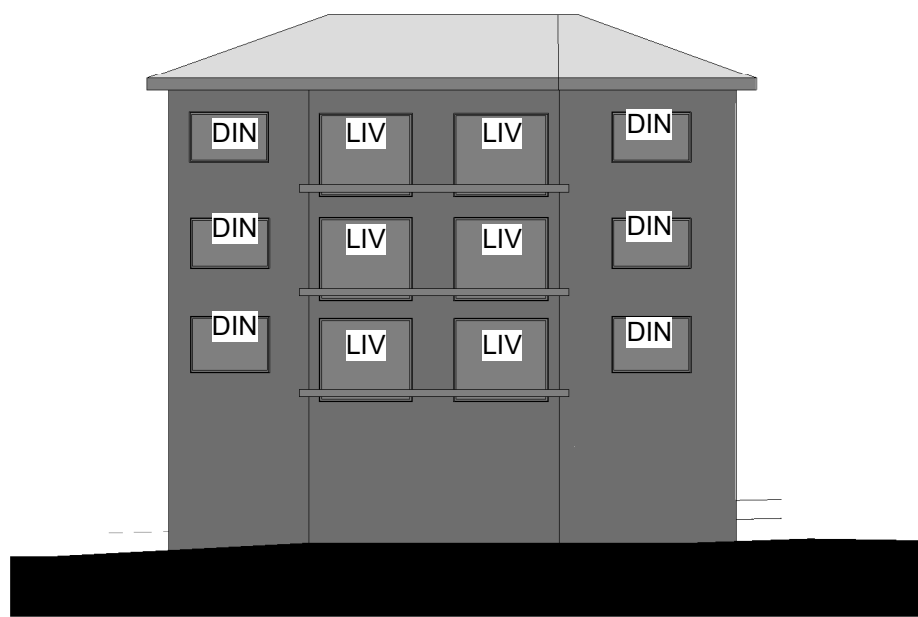
2 3 Albert Street- 10 am



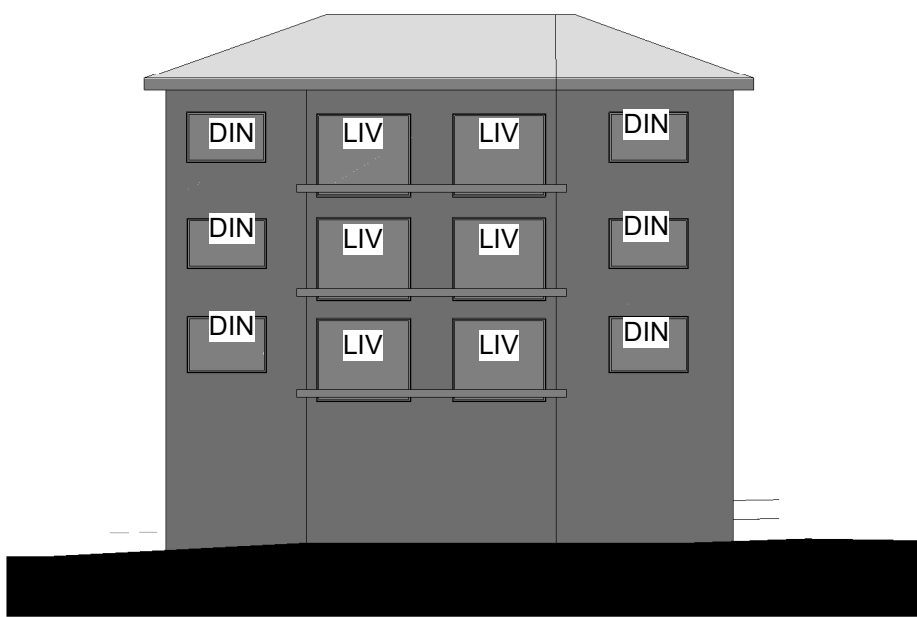
3 3 Albert Street- 11am



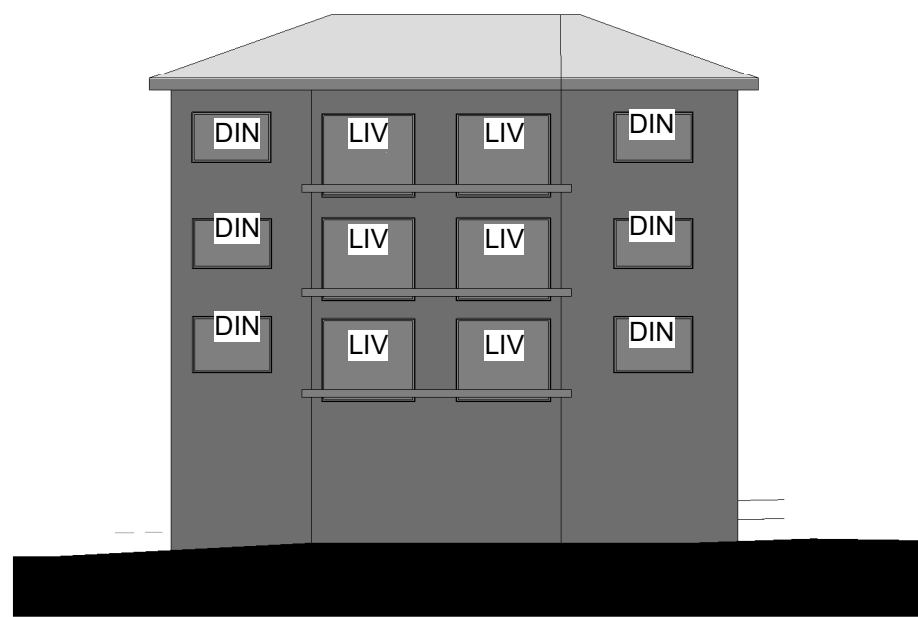
4 3 Albert Street- 12pm



5 3 Albert Street- 1pm



6 3 Albert Street- 2pm



7 3 Albert Street- 3pm



8 2 & 5 Llanfoyst Street & 12 Milfors Street - 9am



9 2 & 5 Llanfoyst Street & 12 Milfors Street - 10am

- LEGEND
- EXISTING SHADOW
 - PROPOSED BUILDING SHADOW
 - SHADOW CASTED BY COMPLYING ENVELOPE
 - BD BEDROOM'S WINDOW
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REGISTRATION NUMBER: 11854

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Project
3 & 4 LLANFOYST STREET,
RANDWICK

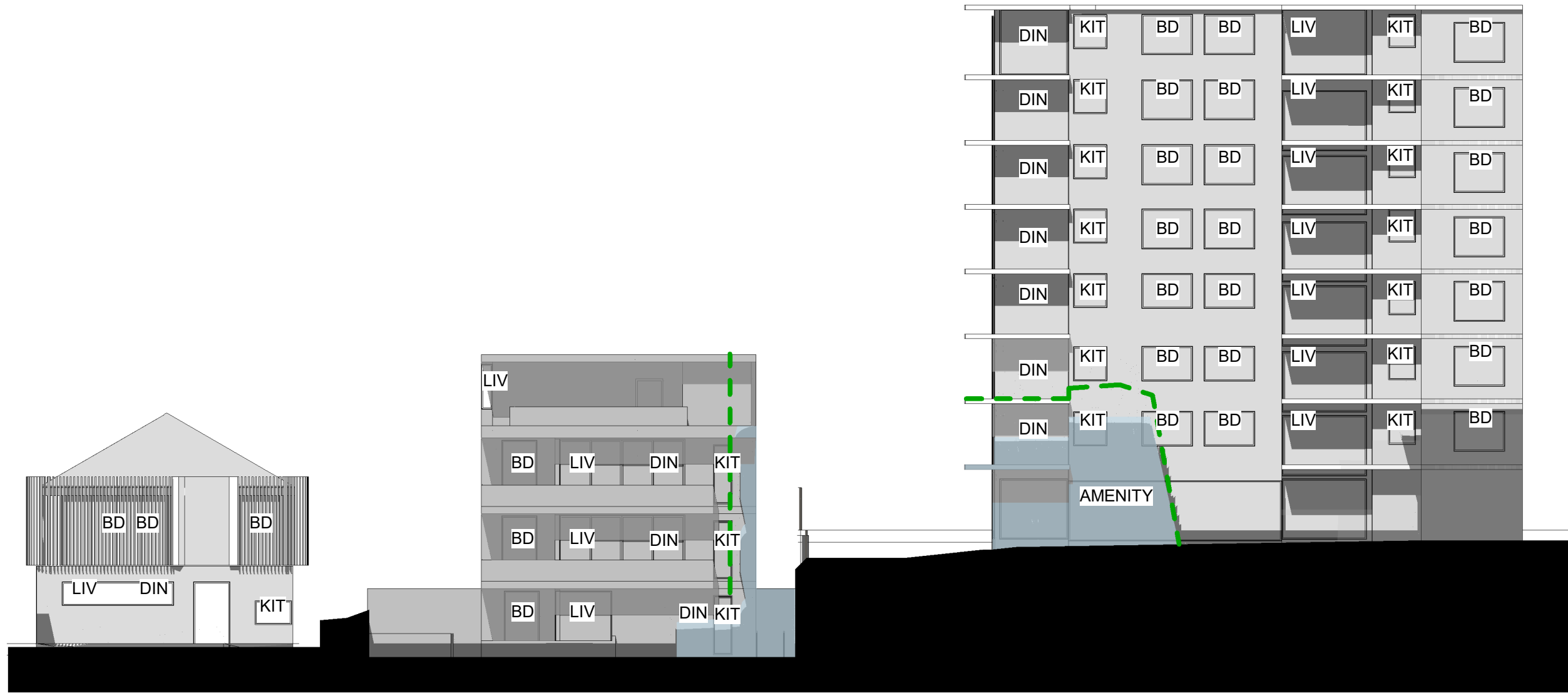
Drawing

SHADOW ANALYSIS - NEIGHBOURING BUILDINGS

Scale As indicated at A1 Status Drawing no.

Project no 2301 Issue
DA 6201
P

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 - BD BEDROOM'S WINDOW
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1 2 & 5 Llanfoyst Street & 12 Milfors Street - 11am

2 2 & 5 Llanfoyst Street & 12 Milfors Street - 12pm



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

3 2 & 5 Llanfoyst Street & 12 Milfors Street - 1pm

4 2 & 5 Llanfoyst Street & 12 Milfors Street - 2pm



5 2 & 5 Llanfoyst Street & 12 Milfors Street - 3pm

Issue	Amendment	Date
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Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

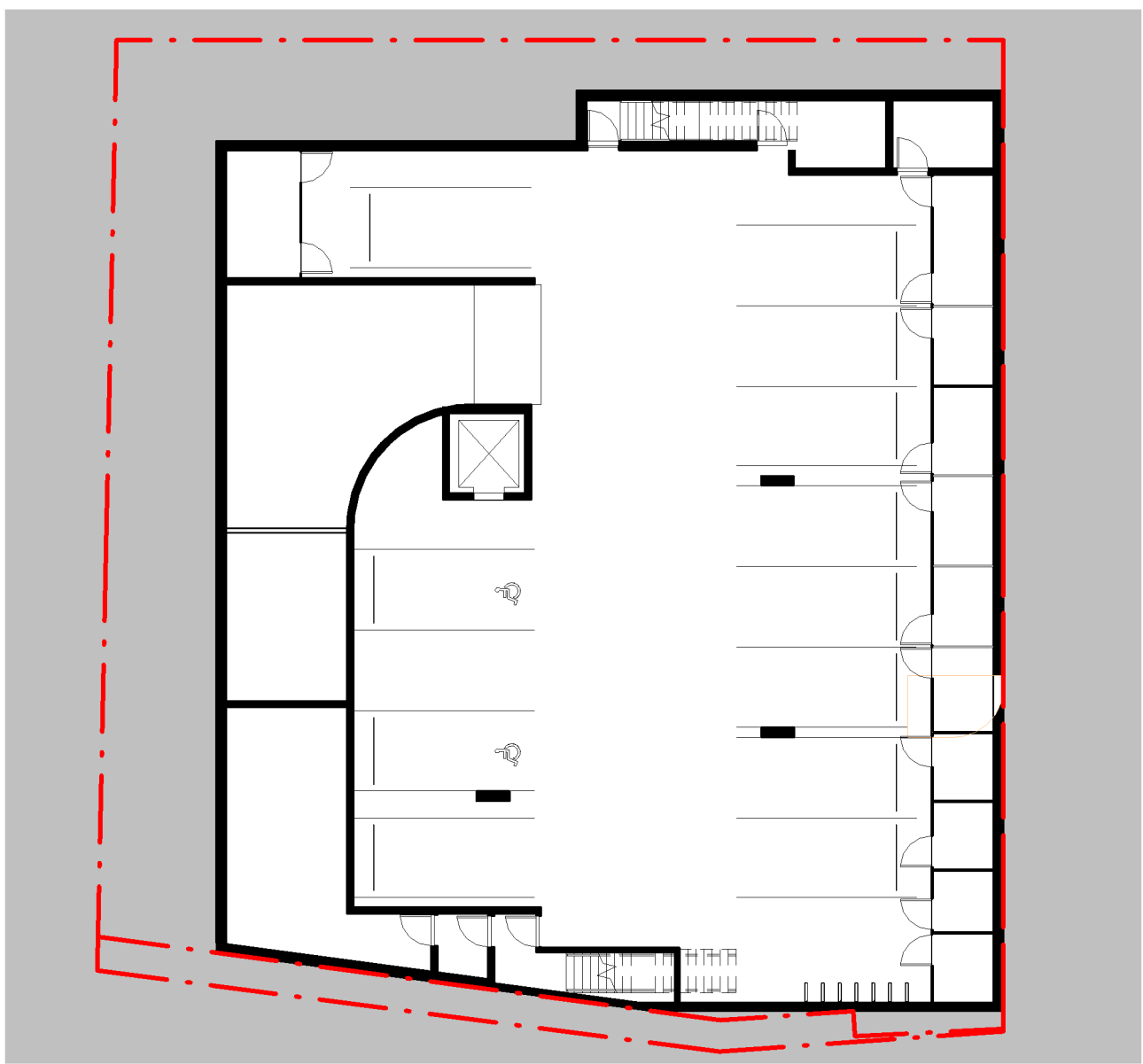
SHADOW ANALYSIS - NEIGHBOURING BUILDINGS

Scale As indicated at A1 Status Drawing no.

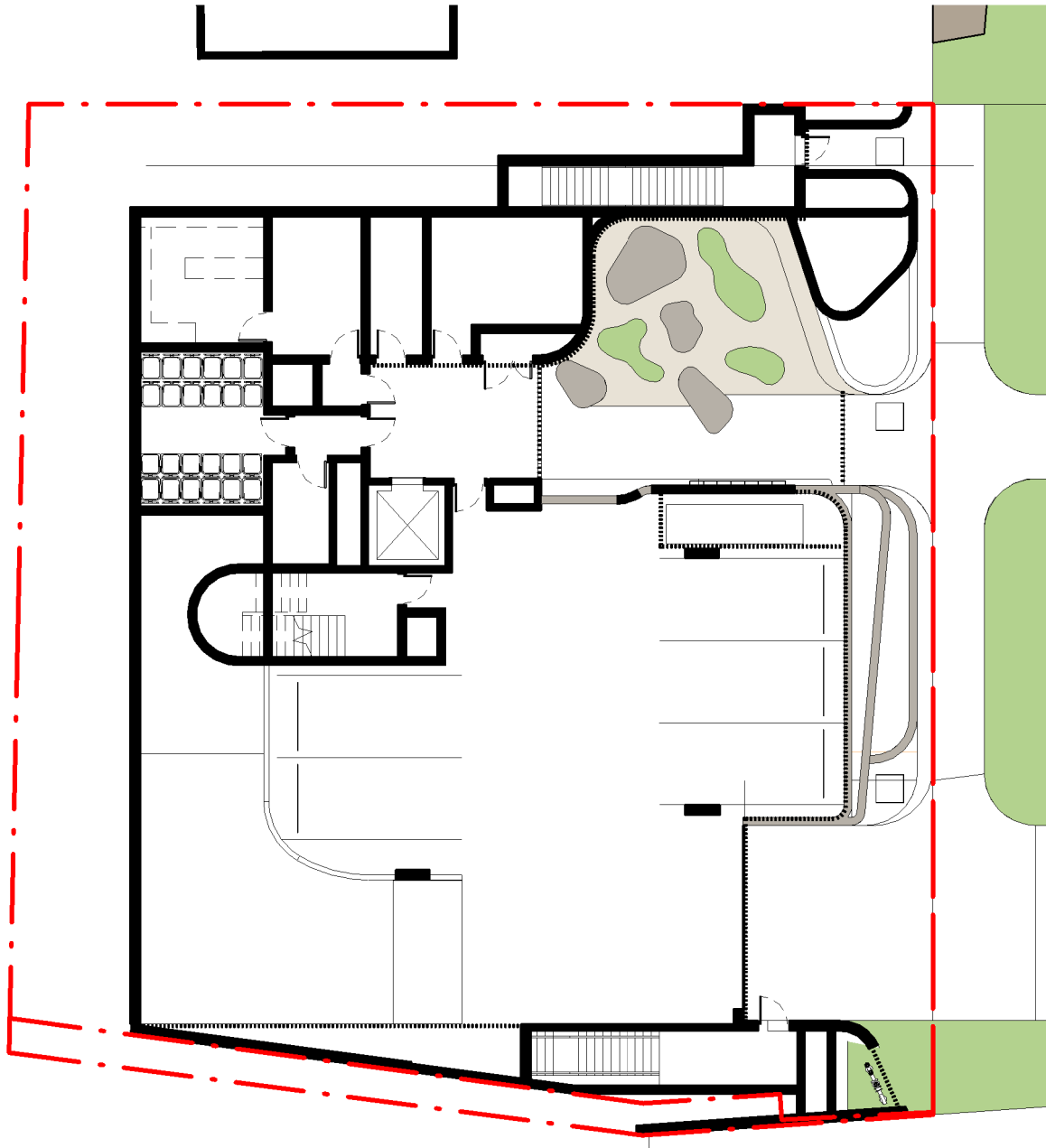
Project no 2301 Issue

DA 6202
P

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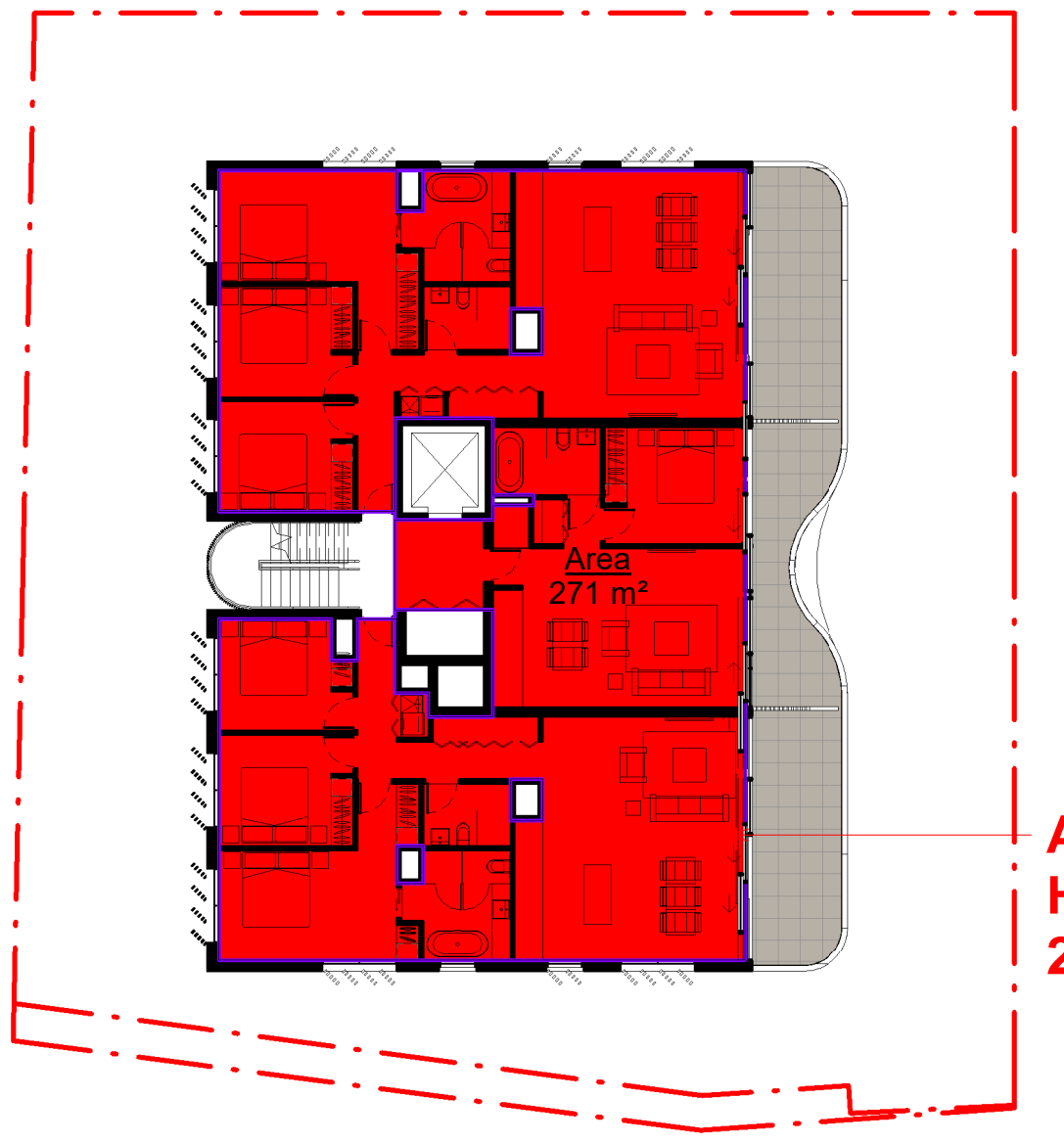
1 000 -- BASEMENT 2
1 : 200



2 001 BASEMENT 1
1 : 200

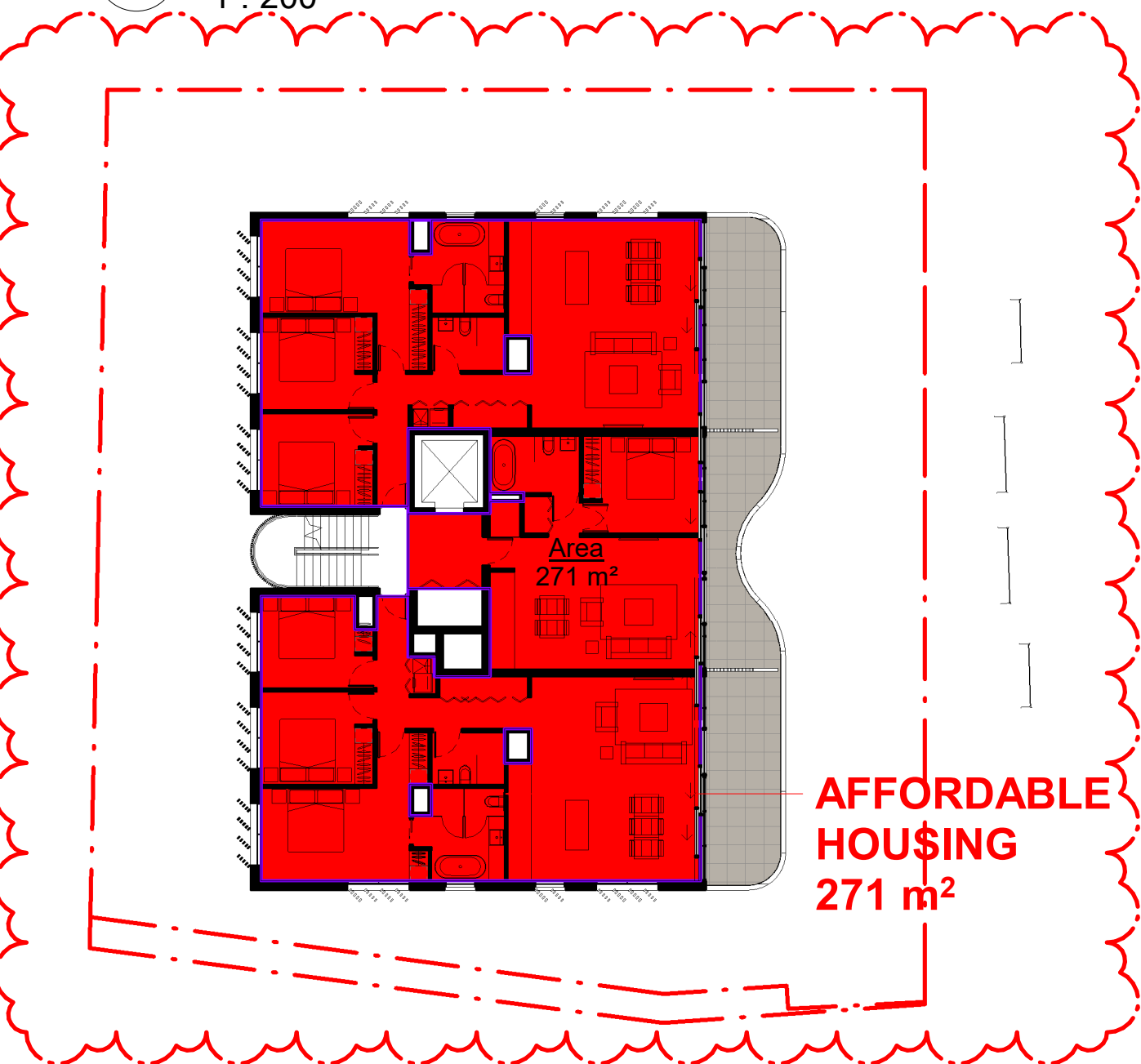


3 002 GROUND LEVEL
1 : 200

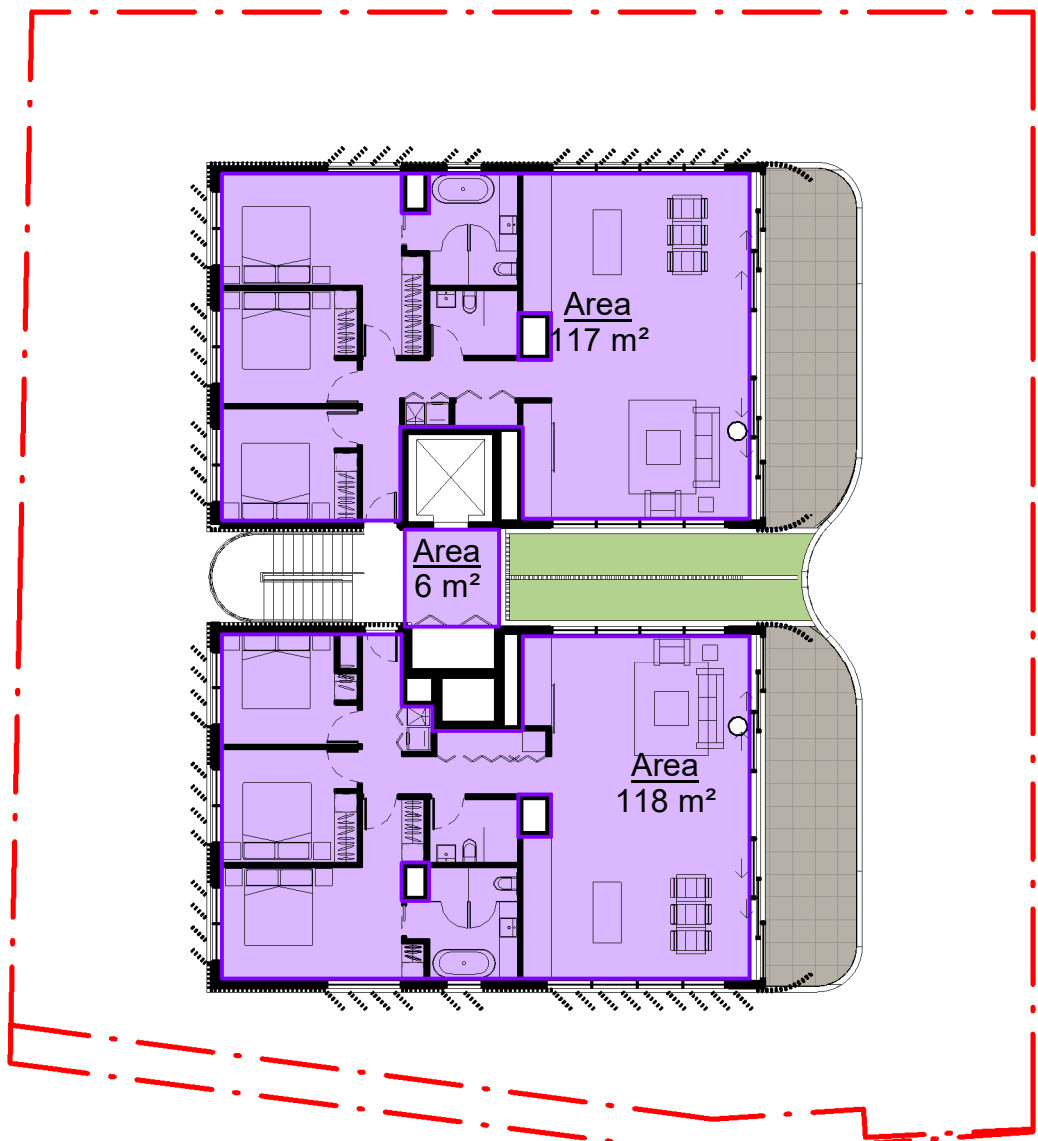


4 003 FIRST LEVEL
1 : 200

AFFORDABLE
HOUSING
271 m²



5 004 SECOND LEVEL
1 : 200



6 005 THIRD LEVEL
1 : 200



7 DEEP SOIL
1 : 200

DEEP SOIL
124.5 m²

Area Schedule (Compliant)	
Level	Area
002 GROUND LEVEL	294 m ²
003 FIRST LEVEL	271 m ²
004 SECOND LEVEL	271 m ²
005 THIRD LEVEL	117 m ²
005 THIRD LEVEL	118 m ²
005 THIRD LEVEL	6 m ²
Grand total: 6	1077 m ²

AREA KEY
PROPOSED GFA



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854



8 LANDSCAPE
1 : 200

LANDSCAPE
370.12 m²

RANDWICK DCP PARKING RATES

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
1 BED	3	0.5 SPACES PER UNIT (AFFORDABLE)	1	2
		0.5 SPACES PER UNIT (NON-AFFORDABLE)	1	
2 BED	0	1.2 SPACES PER UNIT	0	0
3 BED	8	1.5 SPACES PER UNIT (FOR BOTH AFFORDABLE AND NON-AFFORDABLE)	12	14
VISITOR	11	1 PER 4 DWELLINGS	1	1
TOTAL			17	17

BICYCLE

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
RESIDENTIAL	11	1 SPACES PER 2 UNITS	5.5	6
VISITOR	11	1 SPACES PER 10 UNITS	1.1	1
TOTAL			6.6	7

MOTORCYCLE FACILITIES

RATE	REQUIRED	PROVIDED
5% OF CAR PARKING REQUIREMENTS	0.9	1

SITE AREA CALCULATION

SITE AREA:	394.2 + 390.3 = 784.5m ²
ZONE:	R3 - Medium Density
PERMISSIBLE FSR:	0.9:1
AFFORDABLE HOUSING ADDITIONALFSR:	0.5:1
TOTAL PERMISSIBLE FSR:	1.4:1
TOTAL PERMISSIBLE GFA:	1098 m ²
PROPOSED NON AFFORDABLE GFA:	535 m ² (49.7%)
PROPOSED AFFORDABLE GFA:	542 m ² (50.3%)
TOTAL PROPOSED GFA:	1077m ²
PROPOSED FSR:	1.37:1
HEIGHT LIMIT:	12m
PERMISSIBLE LANDSCAPED:	235.35 (30%)
PERMISSIBLE DEEP SOIL :	117.5m ² (15%)
PROPOSED LANDSCAPED:	370.12m ² (47.2%)
PROPOSED DEEP SOIL :	124.5m ² (15.8%)

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Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

CALCULATION

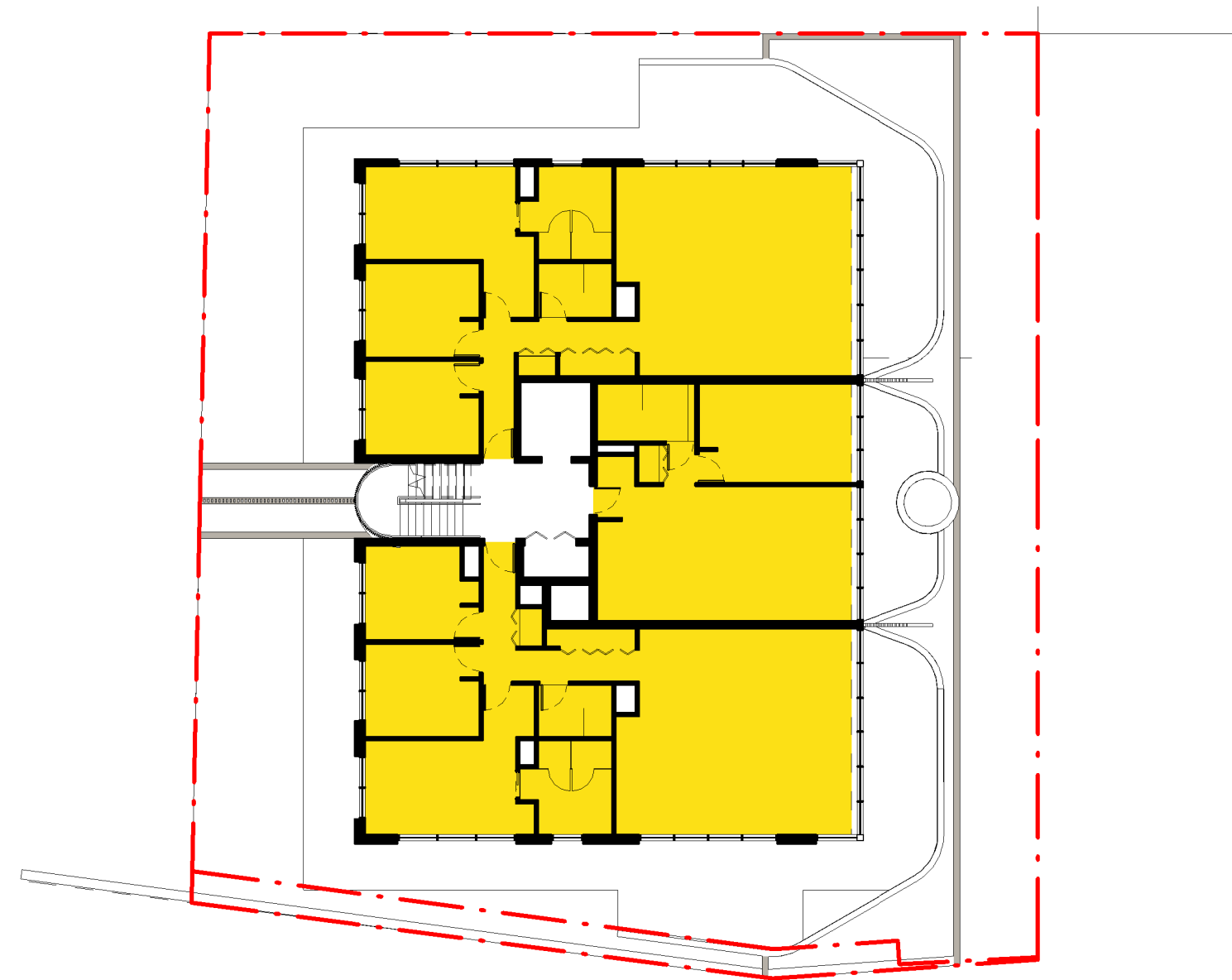
Scale As indicated at A1 Status Drawing no.

DA 7001

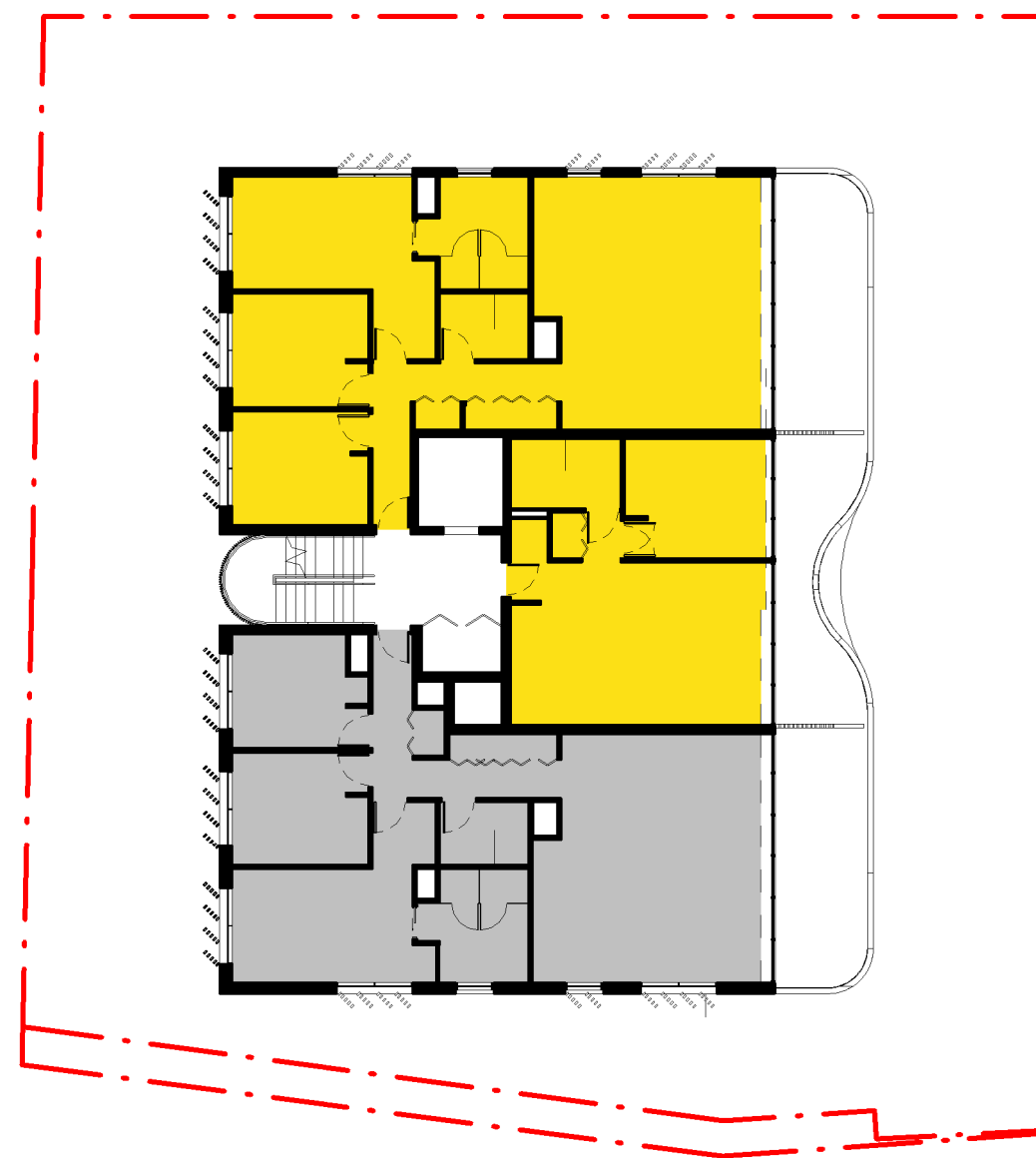
Project no 2301 Issue

P

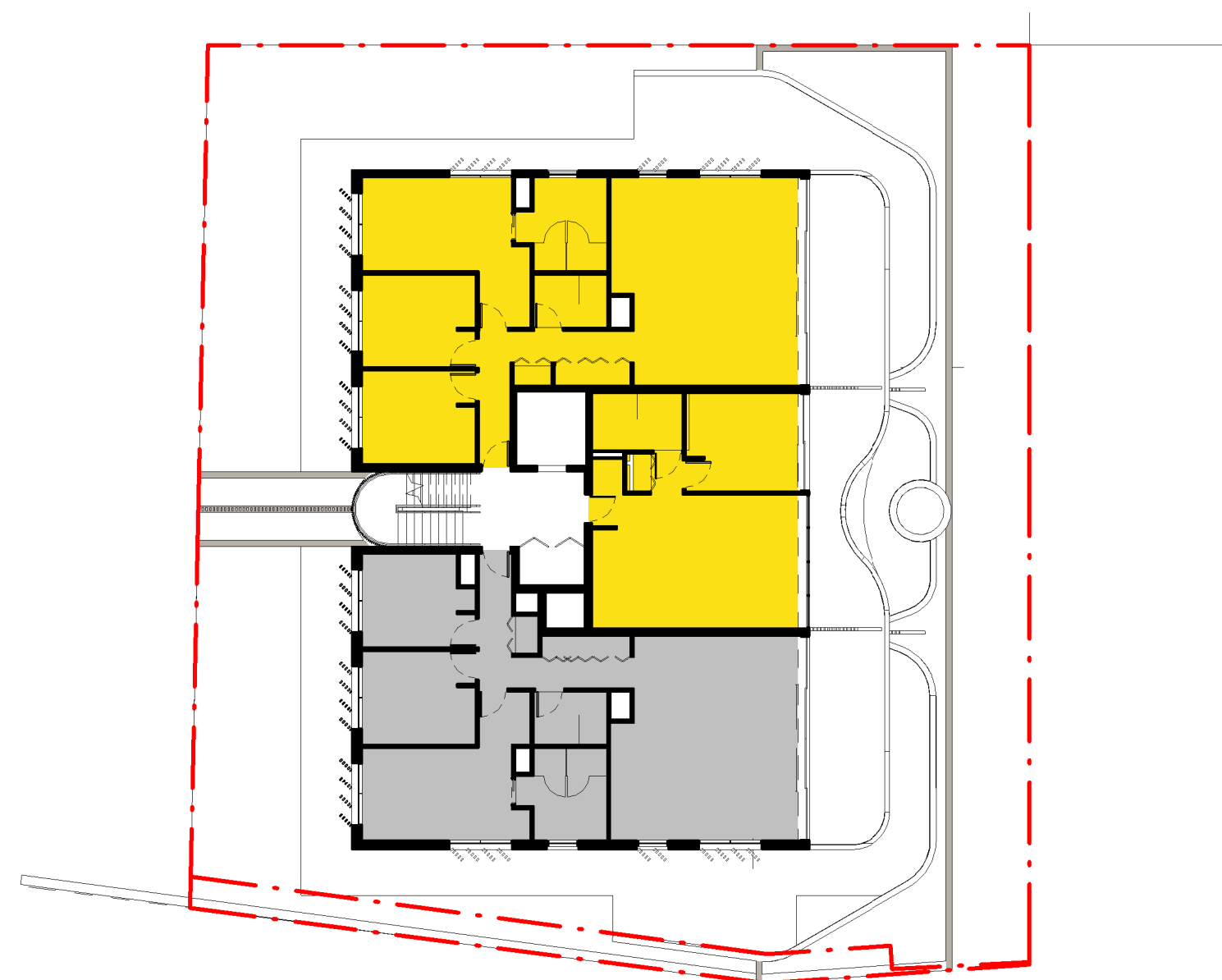
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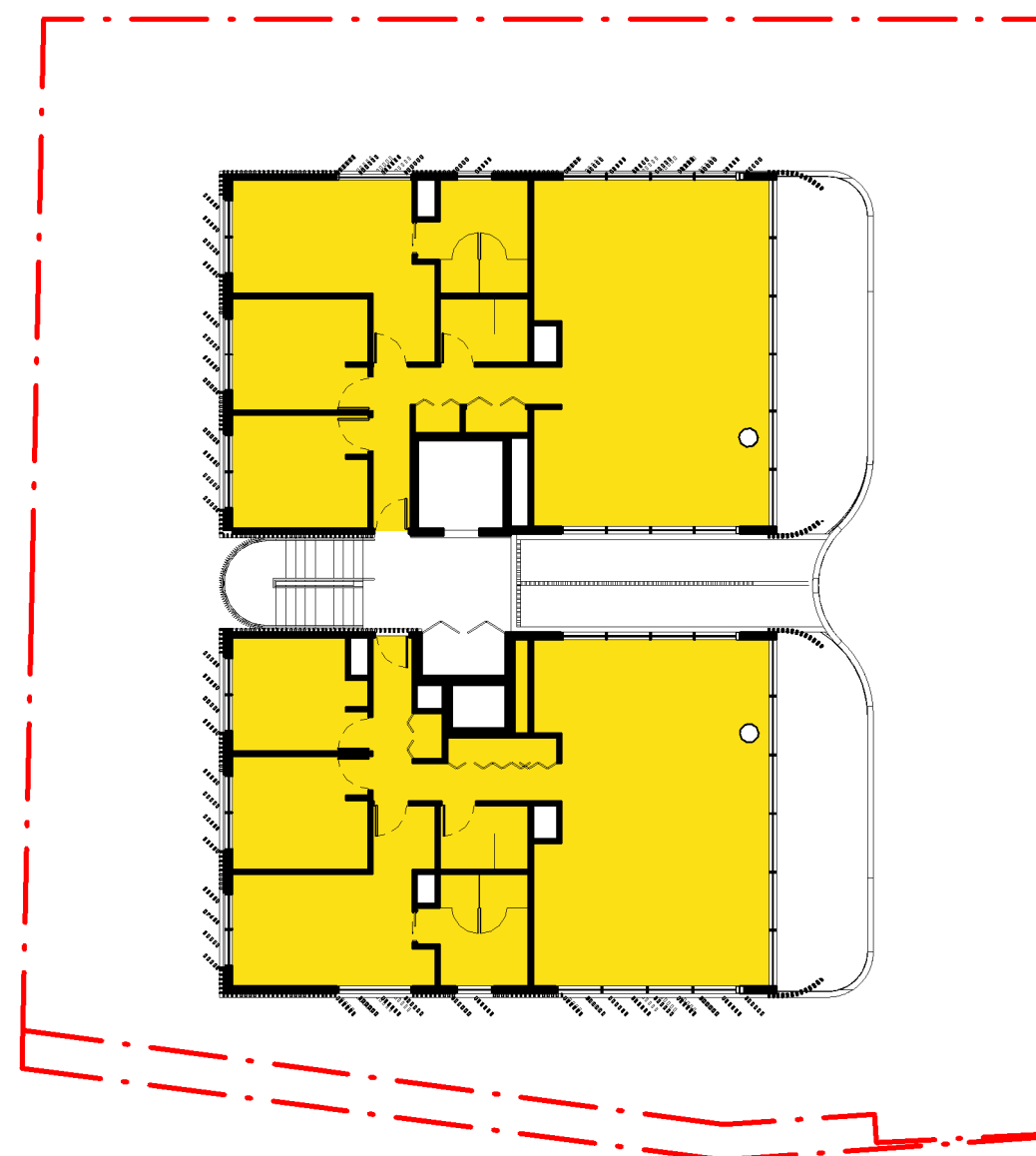
1 SOLAR -- 002 -- GROUND LEVEL
1 : 200



3 SOLAR -- 004 -- SECOND LEVEL
1 : 200



2 SOLAR -- 003 -- FIRST LEVEL
1 : 200



4 SOLAR -- 005 -- THIRD LEVEL
1 : 200

SOLAR ACCESS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING Min. 2hrs SOLAR ACCESS ON 21 JUNE BETWEEN 9am - 3pm	TOTAL NUMBER OF UNITS FACING SOUTH
11 UNITS	7.7 UNITS (70%)	9 UNITS (82%)	NIL
PROPOSED UNITS RECEIVING Min. 2hrs SOLAR ACCESS ON 21 JUNE BETWEEN 9am - 3pm			



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Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing
SOLAR ACCESS PLANS DETAILS

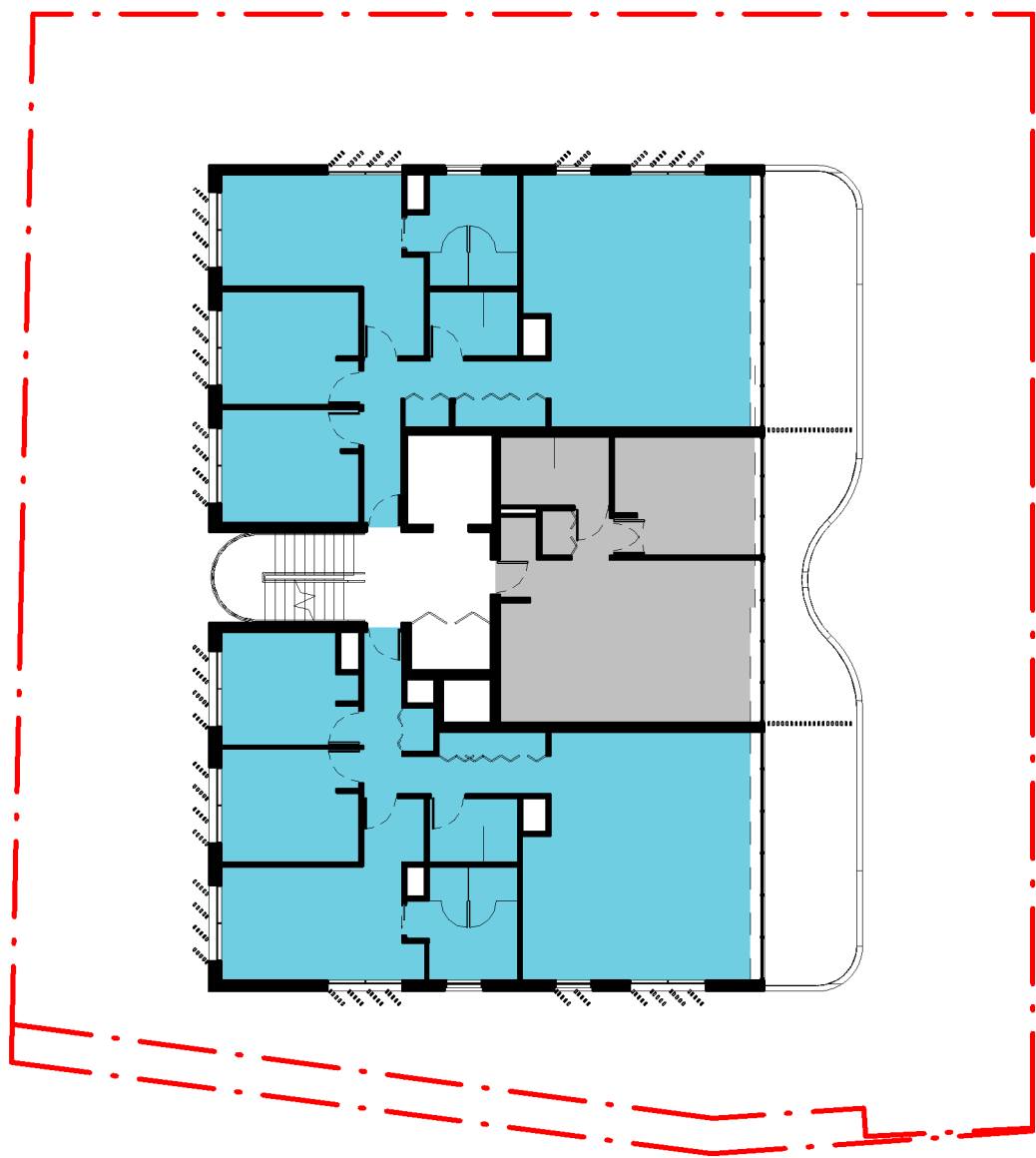
Scale
As indicated at A1
Status
Drawing no.

Project no
2301
Issue
DA 7011

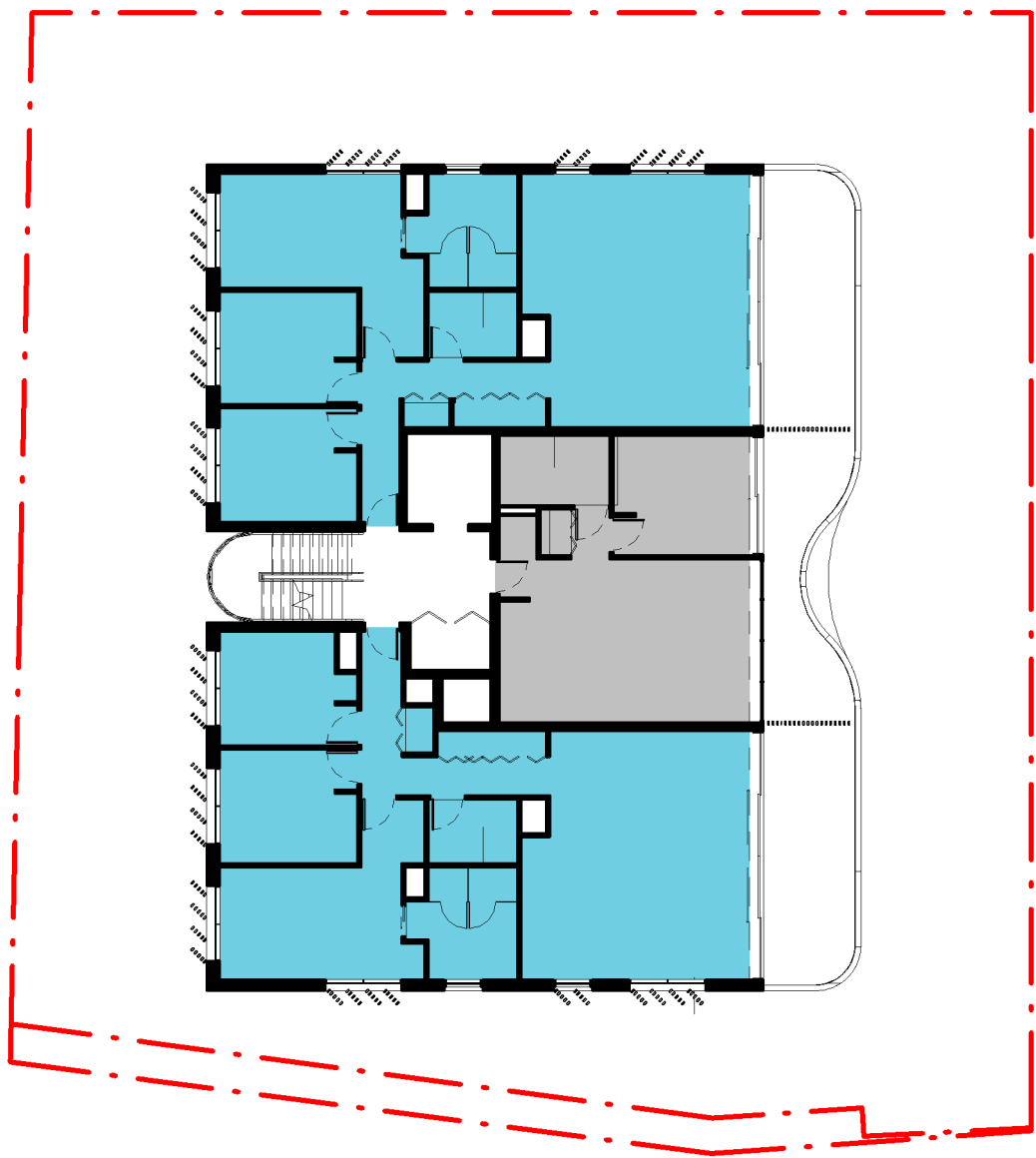
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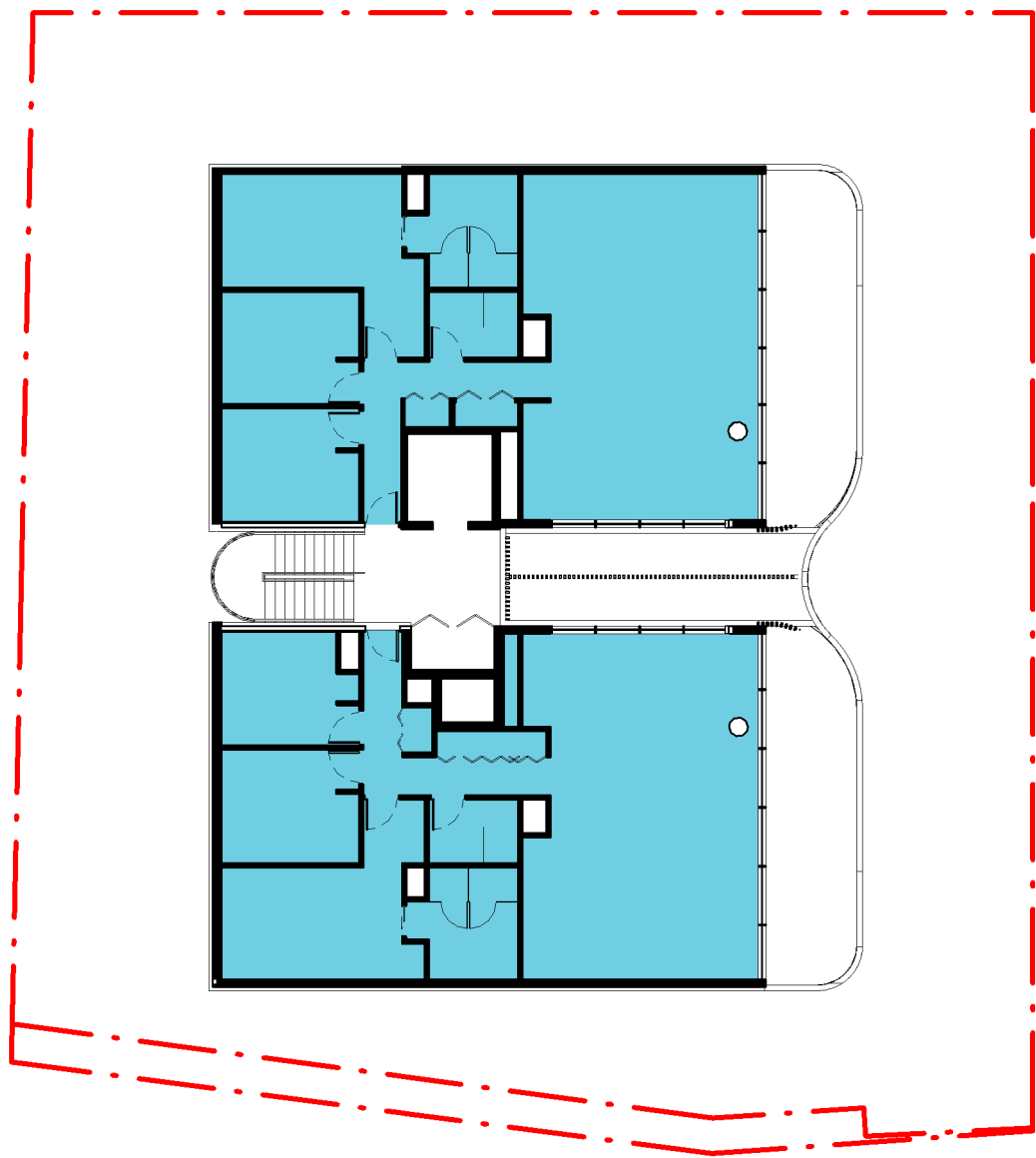
1 CROSS VENTILATION -- 002 -- GROUND LEVEL
1 : 200



3 CROSS VENTILATION -- 004 -- SECOND LEVEL
1 : 200



2 CROSS VENTILATION -- 003 -- FIRST LEVEL
1 : 200



4 CROSS VENTILATION -- 005 -- THIRD LEVEL
1 : 200

NATURAL CROSS VENTILATED UNITS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PERCENTAGE %
11 UNITS	6.6 UNITS (60%)	8 UNITS (72.72%)



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REGISTRATION NUMBER: 11854

Issue	Amendment	Date
B	S34 CONCILIATION	22/05/2023
C	S34 CONCILIATION	01/06/2023
D	S34 CONCILIATION UPDATES	19/06/2023
E	S34 CONCILIATION UPDATES	07/07/2023
F	S34 CONCILIATION UPDATES	28/07/2023
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J	JOINT CONFERENCE	17/11/2023
M	COURT HEARING	18/01/2024
N	COURT HEARING	25/01/2024
O	COURT HEARING - COORDINATION	30/01/2024
P	COURT HEARING - COORDINATION	09/02/2024

Project
3 & 4 LLANFOYST STREET,
RANDWICK

Drawing

VENTILATION DIAGRAM PLANS

Scale As indicated at A1 Status Drawing no.

Project no 2301 Issue
DA 7021
P

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent. The design is not in a form suitable for use in connection with building work.



AL 01
ALUMINIUM CLADDING



ST 01
SANDSTONE CLADDING



BAL 01/ WL
WHITE RENDER WALL &
GLASS BALUSTRADE



AWD
ALUMINIUM WINDOW AND
DOOR



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

Issue	Amendment	Date
A	DA	15/09/2022
B	S34 CONCILIATION	22/05/2023
C	S34 CONCILIATION	01/06/2023
D	S34 CONCILIATION UPDATES	19/06/2023
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P	COURT HEARING - COORDINATION	09/02/2024

Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing

FINISHES SCHEDULE

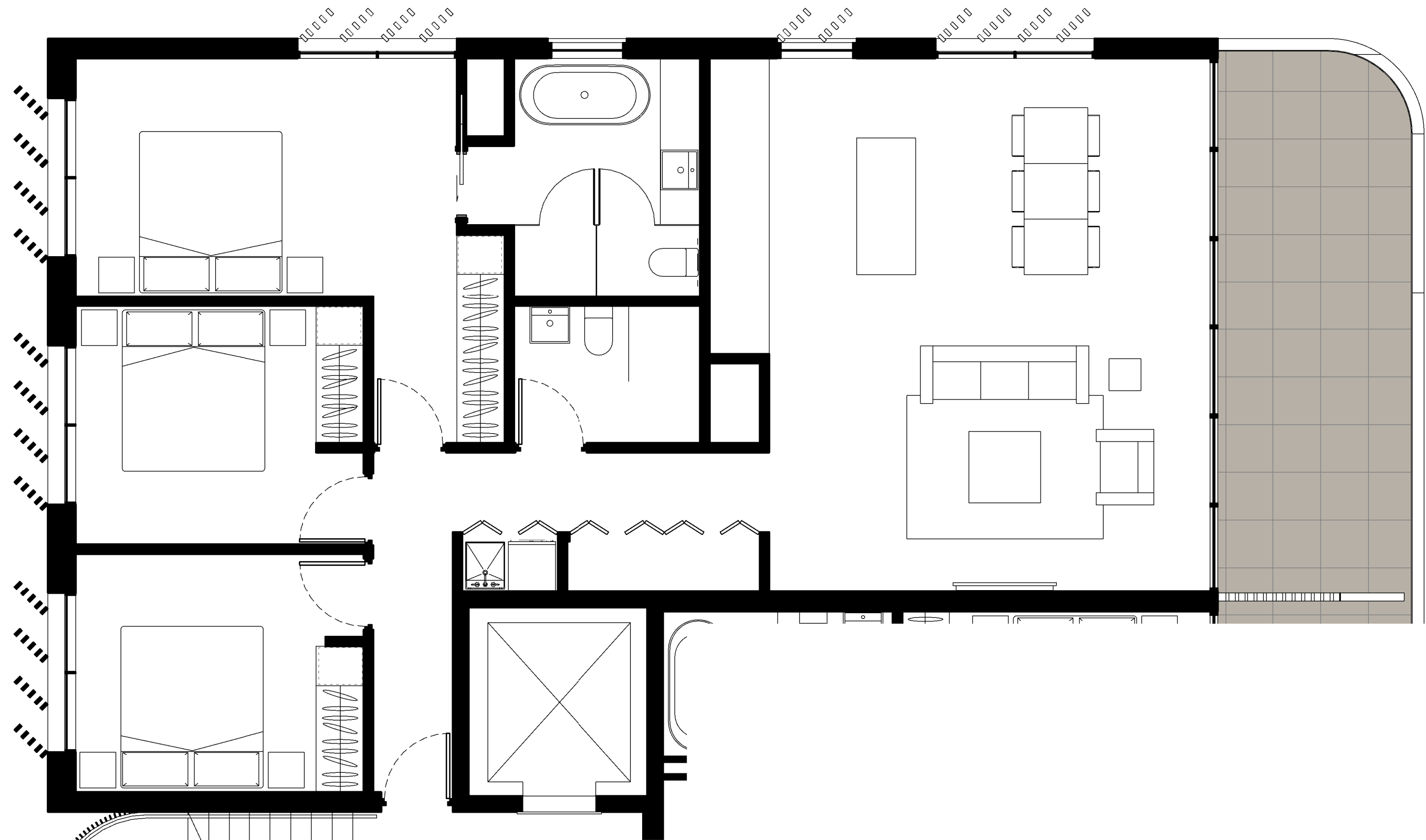
Scale at A1 Status Drawing no.

DA 7031

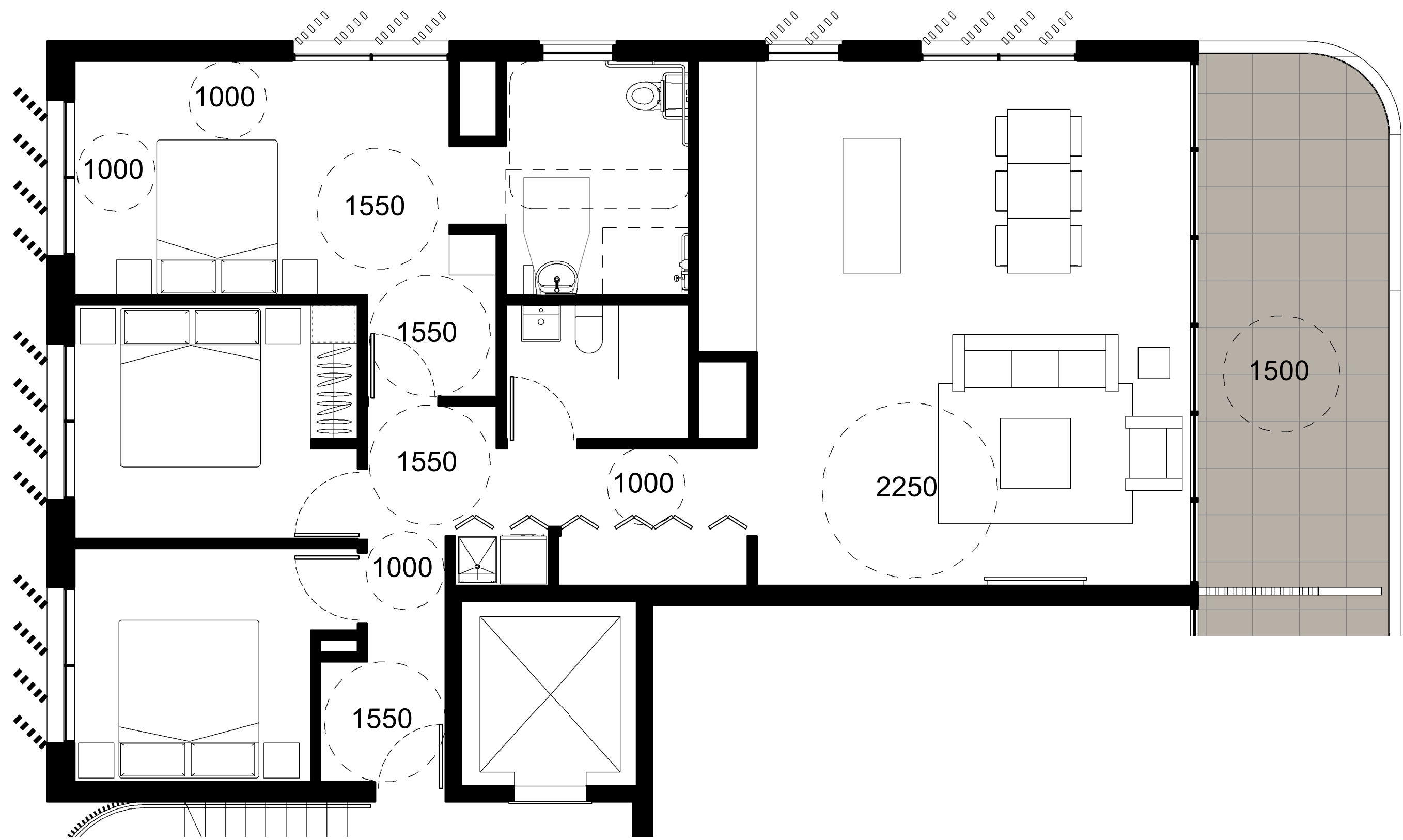
Project no 2301 Issue

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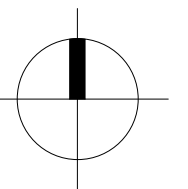
P



1 PRE ADAPTABLE
1 : 50 ADAPTABLE UNITS NUMBER: 11, 21



2 POST ADAPTABLE
1 : 50 ADAPTABLE UNITS NUMBER: 11, 21



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

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Project
3 & 4 LLANFOYST STREET,
RANDWICK

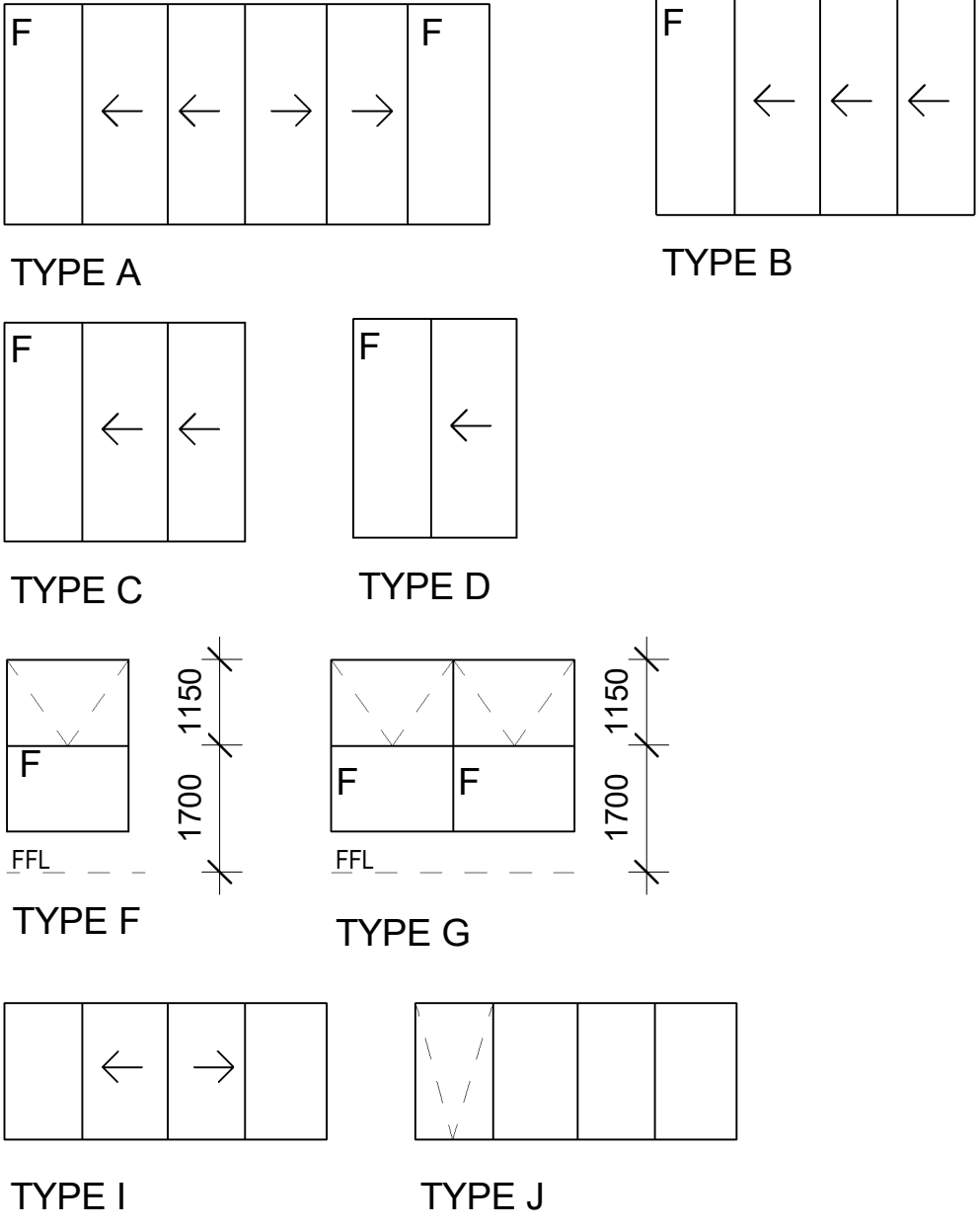
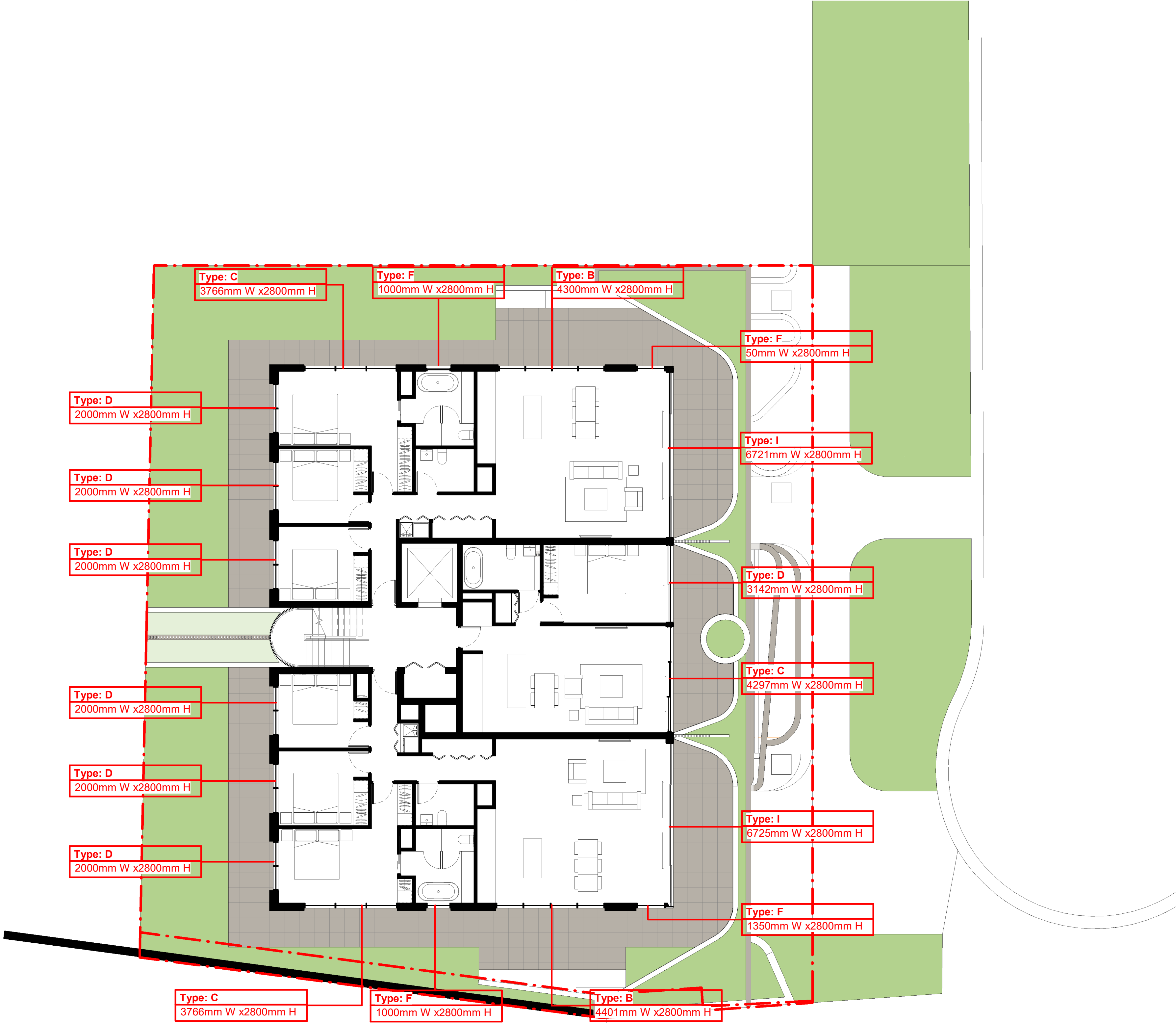
Drawing
ADAPTABLE UNIT LAYOUT

Scale
1 : 50 at A1 Status
Drawing no.

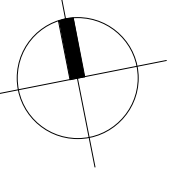
DA 7051

Project no
2301 Issue
P

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WINDOW SCHEDULE
1 : 100



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

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O	COURT HEARING - COORDINATION	30/01/2024

Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

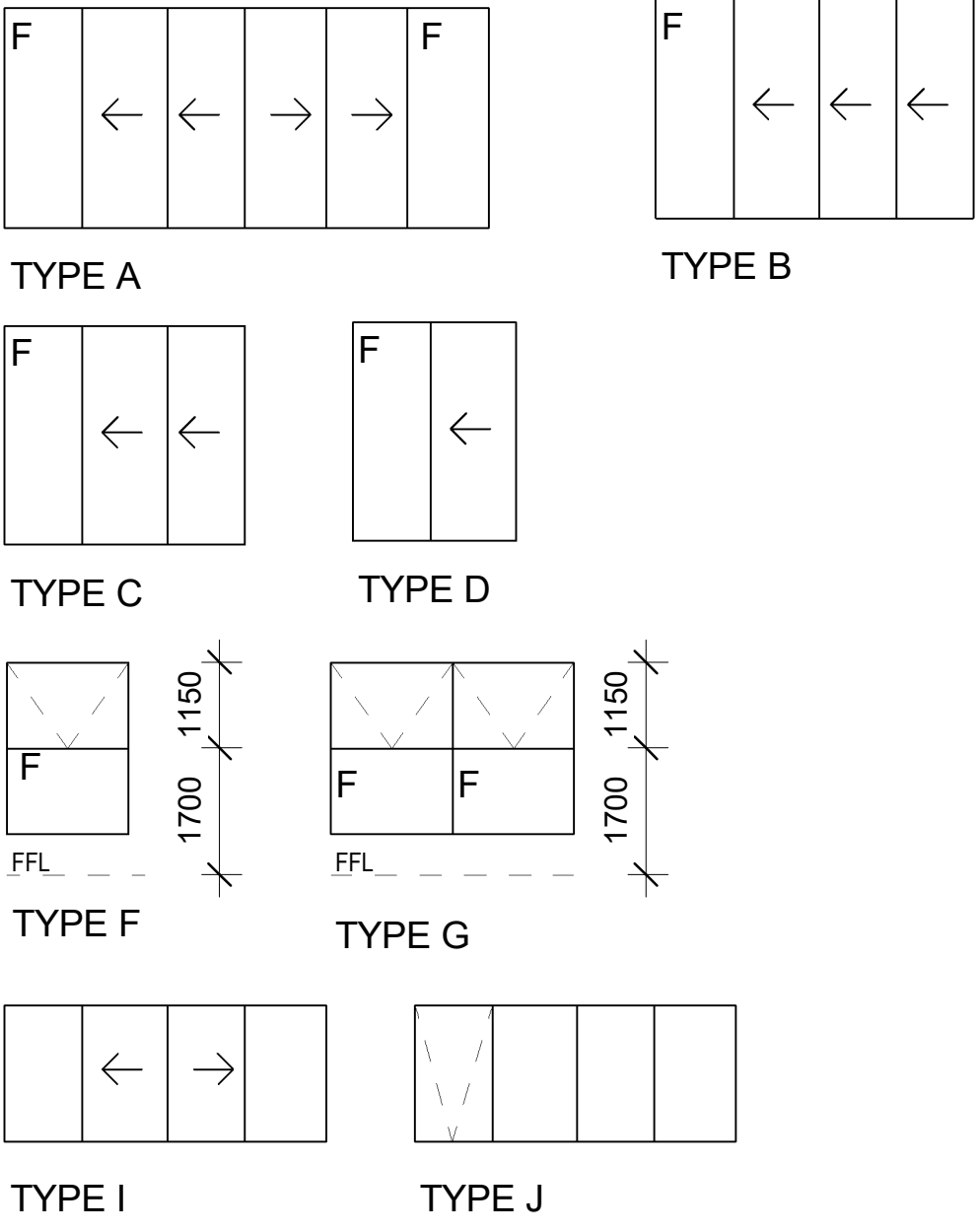
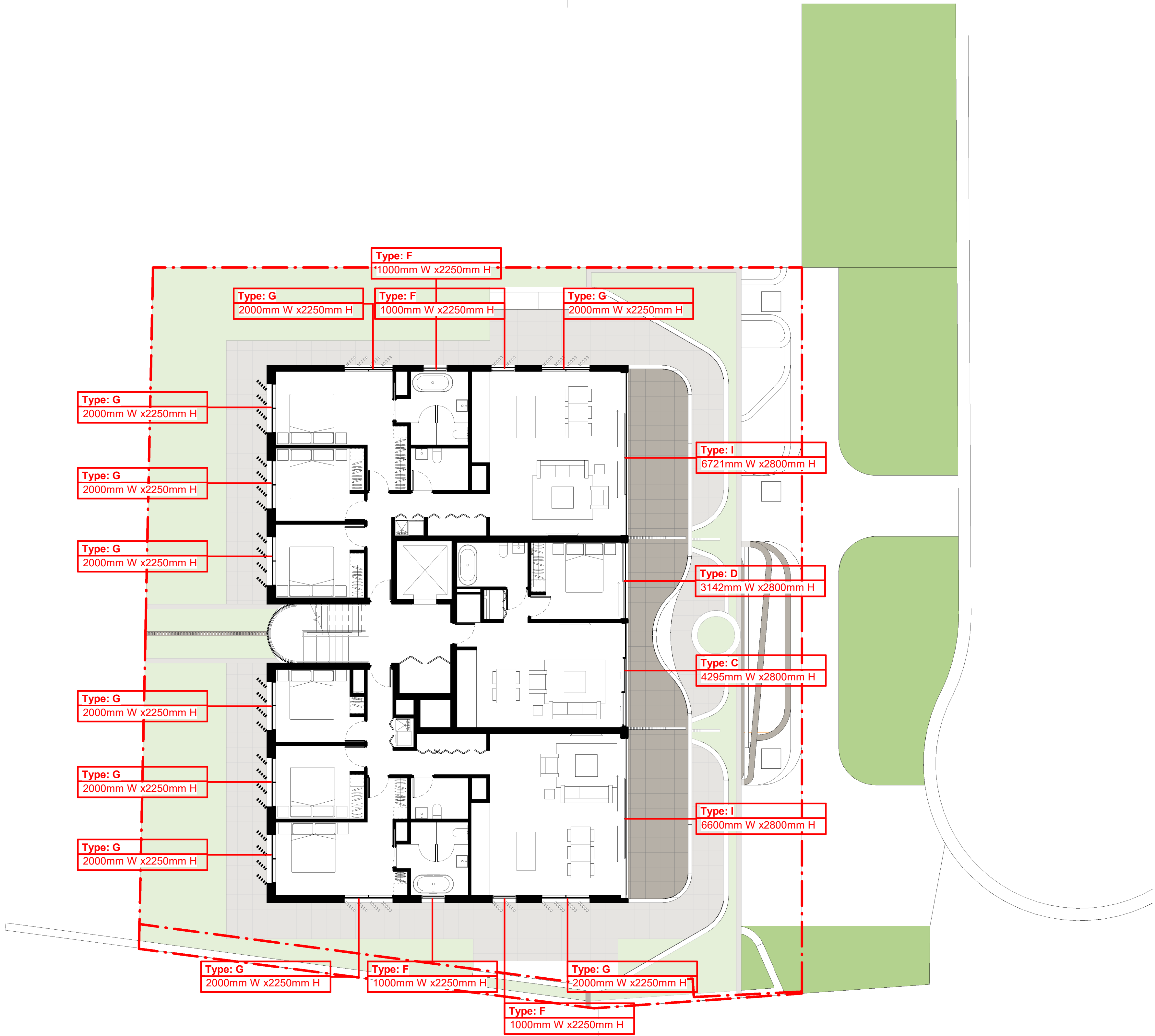
Drawing

BASIX GROUND FLOOR

Scale
1 : 100 at A1
Status
Drawing no.
**BASIX
01**

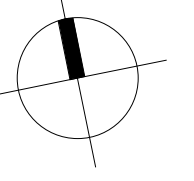
Project no
2301
Issue
O

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WINDOW SCHEDULE

1 : 100



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

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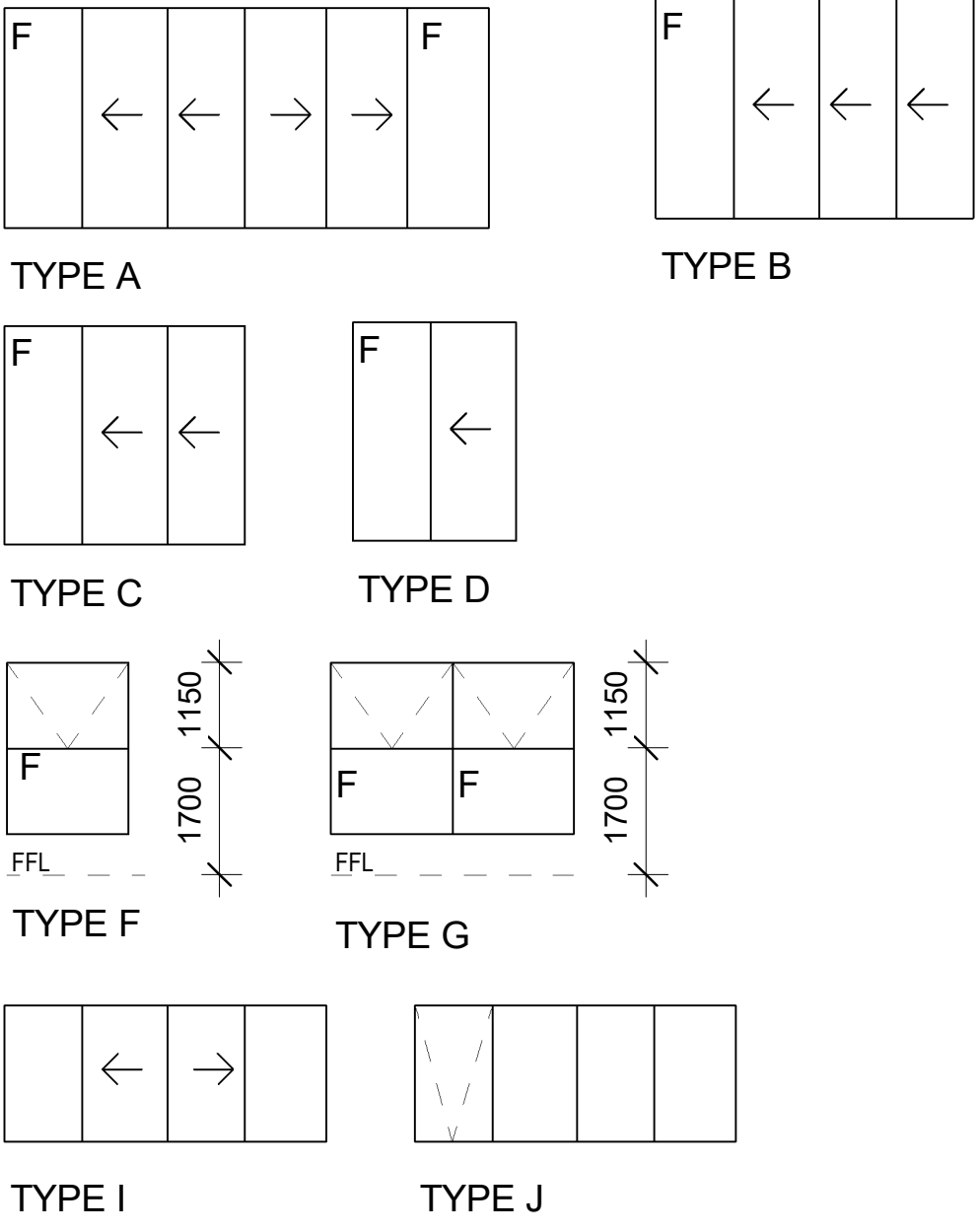
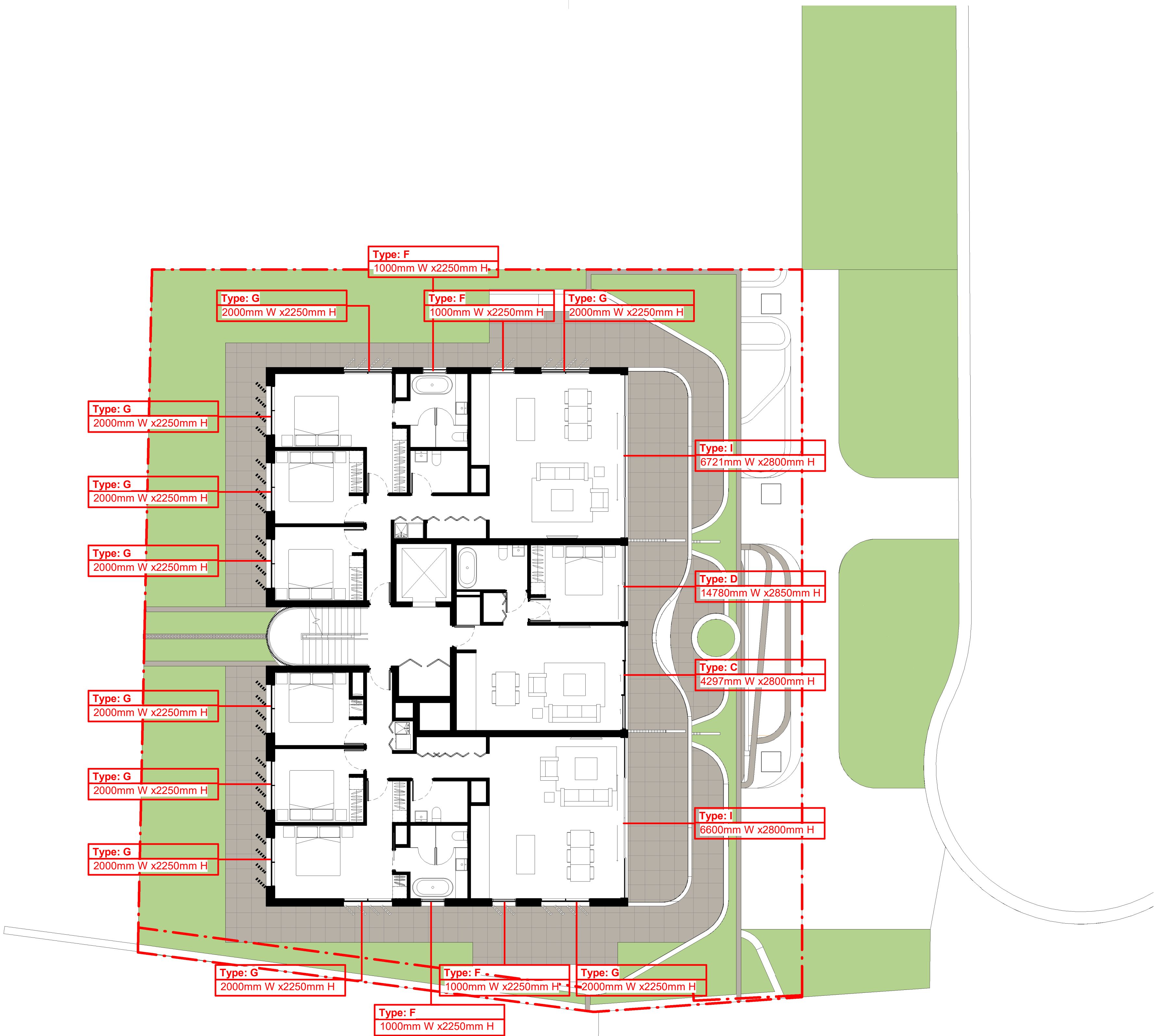
Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing
BASIX FIRST FLOOR

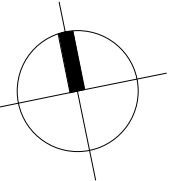
Scale
1 : 100 at A1
Status
Drawing no.
**BASIX
02**

Project no
2301
Issue
O

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WINDOW SCHEDULE
1 : 100



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

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Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

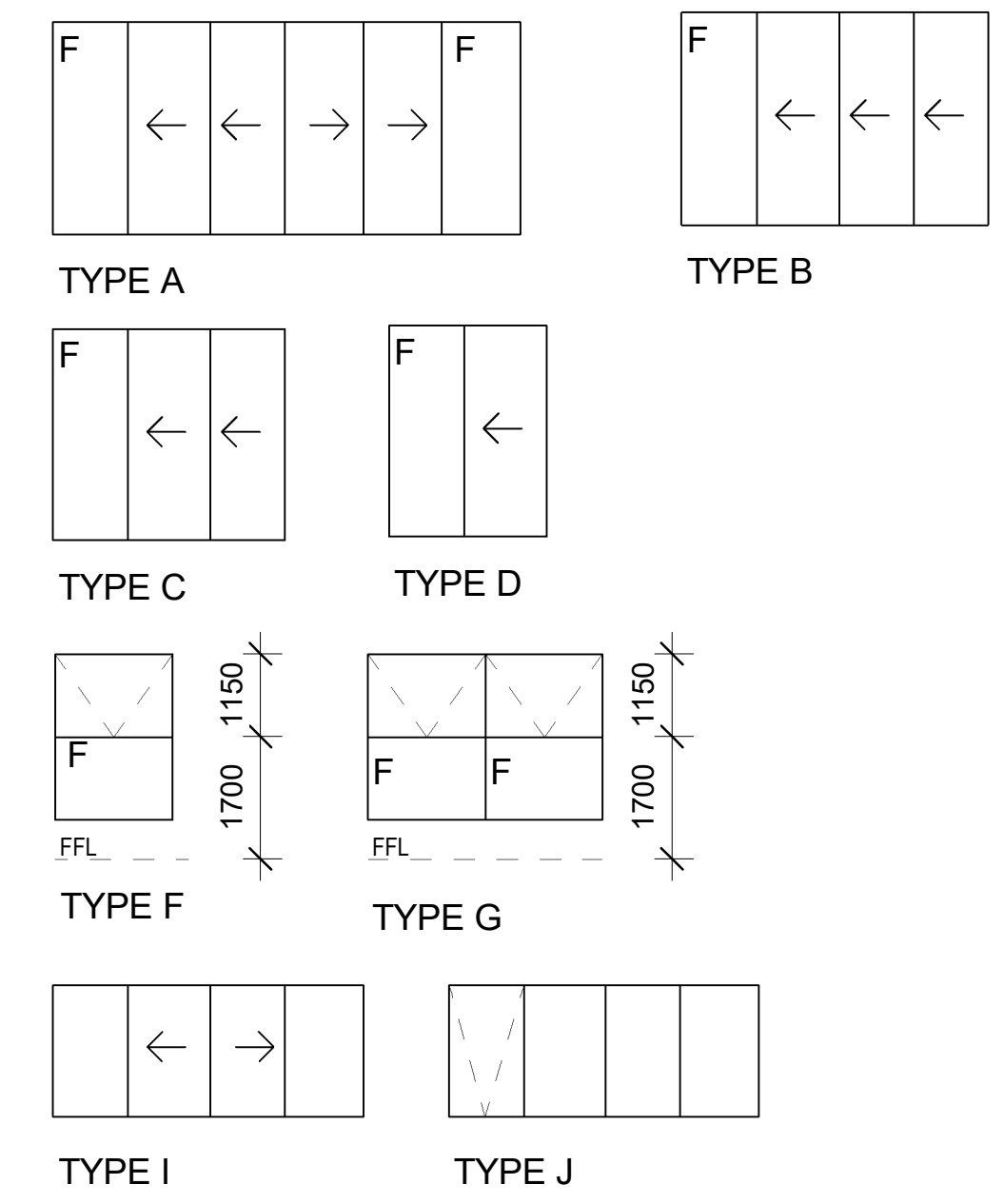
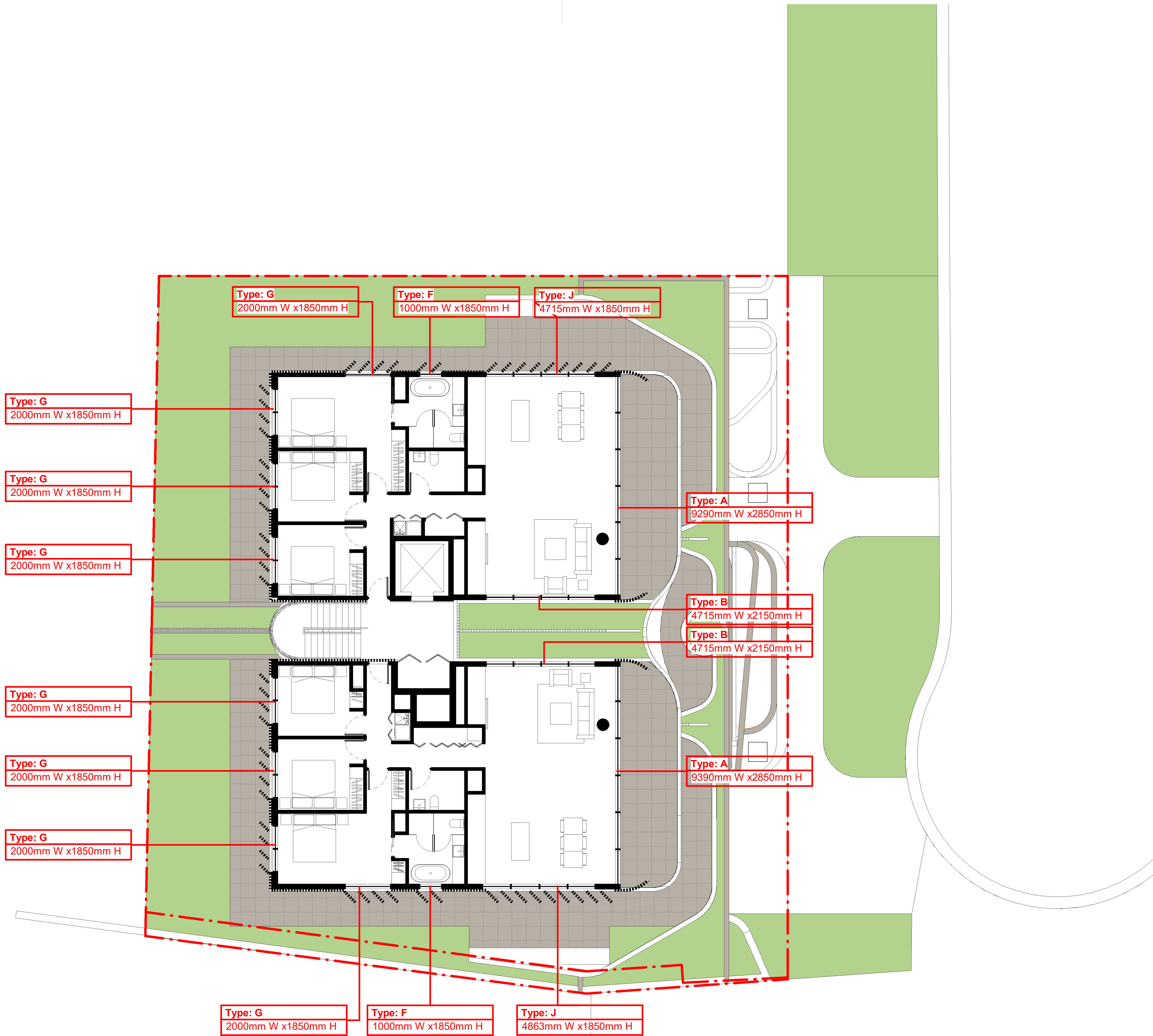
Drawing
BASIX SECOND FLOOR

Scale
1 : 100 at A1
Status
Drawing no.
**BASIX
03**

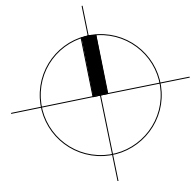
Project no
2301
Issue
O

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1 BASIX - SECOND LEVEL
1 : 100



WINDOW SCHEDULE
1 : 100



O R O S I
ARCHITECTURE
NOMINATED ARCHITECT: HAMID SAMAVI
REGISTRATION NUMBER: 11854

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Project
**3 & 4 LLANFOYST STREET,
RANDWICK**

Drawing
BASIX THIRD FLOOR

Scale
1 : 100 at A1
Status
Drawing no.
**BASIX
04**

Project no
2301
Issue
O

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1 BASIX - THIRD LEVEL
1 : 100